



SAN LUIS OBISPO COUNTY PLANNING DEPARTMENT

LAND USE ELEMENT AND LOCAL COASTAL PLAN

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

JAN 19 1989

UNIVERSITY OF CALIFORNIA

SAN LUIS BAY PLANNING AREA





SAN LUIS OBISPO COUNTY PLANNING DEPARTMENT

LAND USE ELEMENT AND LOCAL COASTAL PLAN

**SAN LUIS BAY
PLANNING AREA**

**LOCAL
COASTAL
PROGRAM**





THIS DOCUMENT CONTAINS UNCLASSIFIED INFORMATION

LAND REFORM
AND LOCAL
COASTAL PLANNING

SAVING
PLANNING AREA



THE LAND USE ELEMENT OF THE SAN LUIS OBISPO COUNTY GENERAL PLAN

SAN LUIS BAY PLANNING AREA

CONTENTS

| <u>Chapters:</u> | <u>Page:</u> |
|--|--------------|
| 1. INTRODUCTION | 1 |
| 2. POPULATION AND ECONOMY | 5 |
| 3. PUBLIC FACILITIES AND SERVICES | 11 |
| A. Special Districts | 11 |
| B. Utility Services | 11 |
| C. Emergency and Social Services | 16 |
| D. Planning Area Service Programs | 19 |
| 4. CIRCULATION | 21 |
| A. Roads | 21 |
| B. Other Transportation Modes | 23 |
| C. Planning Area Circulation Programs | 25 |
| 5. RESOURCE MANAGEMENT | 27 |
| A. Water Supply | 29 |
| B. Sewage Disposal | 32 |
| C. Schools | 34 |
| D. Roads/Circulation | 36 |
| 6. LAND USE | 39 |
| A. Rural Area Land Use | 39 |
| B. Avila Beach Land Use | 42 |
| C. Pismo Beach Urban | 51 |
| D. Arroyo Grande | 53 |
| E. Grover City | 53 |
| F. Oceano Urban Area | 54 |
| G. Planning Area Land Use Program | 59 |
| 7. COMBINING DESIGNATIONS AND PROPOSED PUBLIC FACILITIES | 65 |
| A. Combining Designation | 65 |
| B. Proposed Public Facilities | 67 |
| C. Combining Designation and Proposed Public Facilities Program | 68 |

Chapter:Page:

| | |
|--|-----|
| 8. PLANNING AREA STANDARDS | 71 |
| A. San Luis Bay Rural Area Standards | 71 |
| D. Avila Beach Urban Area Standards | 79 |
| E. Grover City Urban Area Standards | 105 |
| F. Oceano Urban Area Standards | 106 |
| G. Pismo Beach Urban Area Standards | 109 |

Tables:

| | |
|--|----|
| A. Population Projections | 6 |
| B. Absorption Capacity | 6 |
| C. Special Districts | 12 |
| D. Lopez Water Entitlement and Consumption | 14 |
| E. Resource Severity Levels | 27 |
| F. Projected Wastewater Flows | 34 |
| G. Enrollment Projection and Facility Capacities | 35 |
| H. Levels of Severity | 36 |
| I. Land Use Category Acreages | 40 |

Figures:

| | |
|---|----|
| 2. Location Map | 72 |
| 3. Airport Review Area | 75 |
| 4. Port San Luis Planning Areas | 83 |
| 5. Harford Pier Plan | 92 |
| 6. Harbor Terrace Plan | 94 |
| 7. Avila Beach Facilities Plan | 96 |

340k/1575k2

12/29/87

CHAPTER 1: INTRODUCTION

This report describes county land use policies for the Coastal Zone portion of the San Luis Bay Planning Area, including regulations which are also adopted as part of the Land Use Ordinances and Local Coastal Program. This area plan allocates land use throughout the planning area by land use categories. The land use categories determine the varieties of land use that may be established on a parcel of land, as well as defining their allowable density and intensity. A list of allowable uses is in Chapter 7 (Coastal Table O) of Framework for Planning. (LCP)

Specific development "standards" are included in this report to address special problems and conditions in individual communities. Standards for public services, circulation, and land use are found in Chapter 8 (Planning Area Standards) and provide criteria for detailed evaluation of development projects. The text of this report, other than Chapter 8, is for general planning guidance only and is not to be used as a basis for approval or disapproval of development or land division proposals. Careful reading of the planning area standards will assist creating projects that are consistent with adopted policies and regulations. (LCP)

Proposed "programs" are also noted at the end of the chapters on public services (Chapter 3), circulation (Chapter 4), land use (Chapter 6), and combining designations (Chapter 7). Programs are non-mandatory actions recommended to be initiated by the communities through the county or other specified public agency, to work toward correcting local problems or conditions. They are also intended to support community objectives in implementing the general plan. Because many recommended programs involve public expenditures, their initiation will be dependent upon the availability of funding. (LCP)

In addition to the land use categories, programs and standards, one or more combining designations have been applied to specific areas. Combining designations identify potential natural hazards and locations of notable resources. The designations are shown on the maps following Chapter 8. (LCP)

This report also initiates the Resource Management System in this planning area. Three estimated population thresholds are provided for the levels of severity for the resources of water supply, sewage disposal, schools and roads. (LCP)

The San Luis Bay Planning Area encompasses the south central coastal portion of the county, extending from Point Buchon and Montana de Oro on the north to the Nipomo Mesa on the south, inland as far as Highway 227 and Orcutt Road northeast of Arroyo Grande. This includes the "Five Cities" urban areas of Pismo Beach, Grover City, Arroyo Grande, Oceano and Halcyon, the urban area of Avila Beach, as well as remaining agricultural and rural lands. The planning area encompasses 56,751 acres or 89 square miles and contains several district rural areas that are described in this report. These include See Canyon, Squire Canyon, the Irish Hills, Price Canyon, Arroyo Grande Valley and Cienega Valley. (LCP)

Avila Beach Urban Area

The Avila Beach urban area includes an area bounded on the east by Highway 101, the city of Pismo Beach on the south, the ocean on the west and the Irish Hills to the north. It includes the Avila Valley area, the private recreation development of the San Luis Bay Club, the Avila townsite and the Port San Luis area extending along the bay front. (LCP)

Avila Beach is one of the main recreation/tourist areas of the county and is one of the most popular beaches in the county. This resort orientation is expected to continue; however, development in outlying portions of the urban area could lead to substantial population increases that could alter the community character. (LCP)

The city of Pismo Beach occupies the narrow coastal band from Ontario Grade on the north to the cities of Grover City and Arroyo Grande on the south and east. The LUE covers only areas between city limits and urban reserve lines; however, the land use categories shown within the city limits of Pismo Beach are also included to support understanding of relationships to surrounding land uses. (LCP)

Pismo Beach has historically been oriented to recreation and tourism and is a desirable retirement area. It is expected that tourism will continue to be reinforced through long-range plans for development of coastal facilities. There have also been recent proposals for major development east of Highway 101 that would lead to substantial residential growth in Pismo Beach. The continued attraction of the community for retirement purposes could be substantially altered by rising housing costs and property values in the coastal communities. (LCP)

Grover City Urban Area

Grover City is the second largest of the "Five Cities" communities and is bordered on the east by Arroyo Grande, on the north by Pismo Beach and on the south by the unincorporated community of Oceano. Since Grover City is bordered by incorporated cities on two boundaries, its only interaction with lands under county jurisdiction occurs at its interface with the community of Oceano. The Land Use Element is applicable to lands outside the corporate limits and the urban reserve line for Grover City is coterminous with the existing city limits; therefore, the area and uses inside the city are discussed only as necessary to support understanding of the relationships to adjacent unincorporated lands in Oceano. (LCP)

Future growth and development of Grover City is expected to be mainly in-fill. The only potential expansion would be southerly into Oceano and unless public opinion in both communities changes substantially, Grover City's expansion will be minimal. (LCP)

Oceano Urban Area

The Oceano urban area is the unincorporated area lying south of the Pike and the cities of Grover City and Arroyo Grande, extending east to Halcyon Road and bordered on the south by Arroyo Grande Creek. The urban area also includes the religious community of Halcyon. Oceano contains facilities that are of importance to the county as a whole (i.e., Pismo State Beach, Oceano Airport), but it is expected to remain heavily dependent on the larger urban complex for commercial uses and employment opportunities. Much of Oceano is already subdivided into residential lots of various sizes. The community also has adequate existing water distribution and sewage collection systems serving the urban area, the most costly of urban services on the existing lots, as well as new subdivisions on some of the larger vacant parcels. (LCP)

Each of the communities in the "Five Cities" area take pride in their individual identity and Oceano is no exception. For Oceano, this identity was probably given its most recognized form through a 1974 proposal to incorporate Oceano as a city separate from either Grover City or Arroyo Grande. This request was denied by LAFCo for several reasons, including a projected increase in tax rates for the new city's residents and the lack of an adequate tax base available to support the new city. The LAFCo study further concluded that the proponents of incorporation "work with either of the two adjacent cities toward annexation to one, or consolidation of the two cities with the Oceano community for local control and community benefit." This issue is still of great concern within the community and will remain a problem since LAFCo's state guidelines discourage formation of a new city against the boundaries of an existing city. (LCP)

Arroyo Grande Urban Area

The city of Arroyo Grande is the largest of the "Five Cities" communities, and is bordered by Pismo Beach and Grover City on the west and northwest, and agricultural or rural residential lands on the north, east and south. The Arroyo Grande urban reserve line is coterminous with the existing city limits and also includes an island of unincorporated lands adjacent to El Camino Real, between Oak Park Boulevard and Brisco Road. It is surrounded by and essentially a part of the city. As with the other incorporated cities, the lands within the corporate limits of Arroyo Grande are discussed and mapped only as necessary for understanding of their relationships to surrounding uses. (LCP)

The physical setting of Arroyo Grande has led to many controversies since there are substantial areas of "prime" (defined and mapped in the Arroyo Grande General Plan as Class I and Class II soils) agricultural land within the city limits and immediately adjacent to the city. The most important agricultural lands are on the valley floor adjacent to Arroyo Grande Creek where deep, fertile soils support row crops and orchards. There has been substantial controversy about whether these agricultural lands should be annexed to the city, but the general plan policy calls

for directing development toward marginal agricultural areas and away from prime lands. (LCP)

The Arroyo Grande city limits includes substantial areas intended for urban development that could add approximately 1,700 dwelling units to the city's housing stock. It is expected that Arroyo Grande will continue to grow as a residential community and most of the residents will travel to employment centers elsewhere in the region. (LCP)

CHAPTER 2: POPULATION AND ECONOMY

The San Luis Bay Planning Area contains a major portion of the county population, approximately 30,940 persons or 21% of the countywide total. Growth within the planning area has been occurring slightly faster than the countywide average. The Pismo Beach/Avila Beach area increased in population by approximately 21.5% between 1970 and 1976; the Arroyo Grande-Grover City-Oceano area by approximately 29.5%. By comparison, county population increased approximately 25.4% during the same six year period. (LCP)

The growth pattern has reflected the attractiveness of environment in coastal and adjacent rural areas, as well as the lower costs of obtaining housing than in the nearby San Luis Obispo area. The age structure for communities in the planning area indicate that the number of elderly persons is substantially above the countywide average of 12.3% thus indicating the desirability of the area for retirement. (LCP)

Population growth is expected to slowly decline as county and state growth rates also decline. Area population is projected to approach 46,080 by the year 2000, increasing about 48% in slightly over 20 years. (LCP)

Table A contains population projections for the planning area, excerpted from countywide projections found in Framework for Planning. For comparison, Table B contains projected absorption capacity, which is the potential planning area population resulting from unconstrained growth and fully-occupied development to the maximum permitted in each land use category Framework for Planning offers a more detailed discussion of absorption capacity). (LCP)

Avila Beach Urban Area

Avila Beach has experienced a decline in population in recent years (the only community in the planning area to show a decline), dropping from 400 people in 1970 to 386 in 1977. This situation is expected to continue; however, recent development will provide additional dwelling units to accommodate small population increases. (LCP)

Avila Beach will continue to be one of the main recreation/tourist areas of the county as it enjoys some of the finest beaches along the coastline. During the summer season it is not unusual for the community's daytime population to multiply in size as swimmers and bathers flock to the beach. This resort orientation is expected to continue as there is little urban expansion being proposed for townsite property. However, developments proposed for outlying portions of the community could lead to a considerable population increase within the urban reserve line. (LCP)

Avila Beach has, for several years, been a community where low-cost housing has been available for college-age/young adult residents. This is reflected in the 1976 Special Census data which indicates 39.1% of

TABLE A (LCP)

POPULATION PROJECTIONS
SAN LUIS BAY PLANNING AREA

| Year | Avila Beach | Pismo Beach | Arroyo Grande | Grover City | Oceano | Rural Area | Total Planning Area | % of County |
|-------|----------------|----------------|------------------|----------------|--------|---------------|---------------------------|----------------|
| 1979 | 386 | 5,116 | 10,343 | 8,350 | 3,967 | 2,479 | 30,641 | 21.17 |
| 1980 | 396 | 5,341 | 10,674 | 8,534 | 4,126 | 2,532 | 31,603 | 21.11 |
| 1985 | 419 | 5,999 | 11,843 | 9,510 | 4,657 | 2,751 | 35,179 | 20.80 |
| 1990 | 442 | 6,653 | 13,076 | 10,598 | 5,137 | 2,888 | 38,794 | 20.91 |
| 1995 | 465 | 7,195 | 14,303 | 11,592 | 5,619 | 3,032 | 42,206 | 20.85 |
| 2000* | 488 | 7,782 | 15,645 | 12,680 | 6,146 | 3,184 | 45,925 | 20.84 |

TABLE B (LCP)

ABSORPTION CAPACITY¹
SAN LUIS BAY PLANNING AREA

| Land Use Categories | Rural | Arroyo Grande | Arroyo Grande Fringe | Avila Beach | Oceano | Pismo Beach | Total |
|---------------------------|-------|------------------|-------------------------|----------------|--------|----------------|--------|
| Agriculture | 645 | - | - | - | 3 | 5 | 653 |
| Rural Lands | 786 | - | - | 6 | - | - | 792 |
| Residential Rural | 368 | - | 954 | - | - | - | 1,322 |
| Residential Suburban | 2,014 | - | 7,621 | 910 | - | - | 10,545 |
| Residential Single-Family | - | 399 | - | 335 | 5,394 | - | 6,128 |
| Residential Multi-Family | - | 692 | - | 1,044 | 14,896 | - | 16,632 |
| MAXIMUM ABSORPTION CAP. | 3,813 | 1,091 | 8,575 | 2,295 | 20,293 | 5 | 36,072 |
| Existing Population | 682 | 243 | 2,048 | 386 | 3,967 | 0 | 7,326 |
| POTENTIAL ADDED POP. | 3,131 | 848 | 6,527 | 1,909 | 16,326 | 5 | 28,746 |

Notes:

1. Theoretical maximum population at build-out, by land use category.
2. Estimate based on land use categories where principal residences most likely to occur.

the town's population is in the 20-29 age bracket, and the population per household is 1.8 persons as compared to a countywide average of 2.7 persons. This situation is further reflected in the median household income being \$6,825, as compared to the countywide average of \$11,203. The percentage of multiple residential units is also much higher than the countywide average, 28.8% for Avila Beach vs. 6.8% countywide. While mobilehomes comprise 8.2% of the total number of housing units, they have a vacancy factor of 47.1%, further amplifying the resort or second home nature of the community. As future development occurs in the community, it is expected that cost aspect of the housing will begin to increase, but overall community character should continue to be that of a beachside resort town. (LCP)

Pismo Beach Urban Area

The economy of the city of Pismo Beach is oriented to both the strong attraction of tourism/recreation activities and the desirability of the area as a place of retirement, and a residential community for people who commute to San Luis Obispo. It is anticipated that tourism will continue to be reinforced through long-range plans for development of coastal facilities, and that economic dependency on tourism will remain. The attraction of the community for retirement could be heavily affected by rising housing and property values. (LCP)

The present population of Pismo Beach is approximately 5,116. Growth rate has been somewhat slower than the neighboring cities of Arroyo Grande and Grover City, but slightly higher than countywide growth rate. This trend is expected to continue for a while and then taper off as the countywide growth rate declines. Projected population, based on an analysis of past trends, is expected to reach 7,782 persons by the year 2000. This growth is expected to occur almost entirely within the existing city limits where urban services will be provided. (LCP)

The attractiveness of Pismo Beach as a place for retirement is born out by the 1976 special census data indicating the median age of city residents to be 45 years, as compared to 30 years of age for the unincorporated portions of the county. The special census also indicated that the average household size has been declining from 2.3 persons in 1970 to 2.08 persons in 1974, again substantially less than for the unincorporated county at 2.7 persons per household. The age structure of Pismo Beach is similar to other retirement-oriented coastal communities, in that slightly more than 20% of the population is age 65 or over, while a smaller than average proportion of the population, approximately 18% is under the age of 19. The median household income for city residents, according to the 1970 census, was \$8,443, as compared to \$8,738 for the county, and 18.8% of the city resident's had an income below the poverty level, compared to 15.5% countywide. These socio-economic characteristics are important in identifying the need and type of urban services to be provided in the future. (LCP)

Arroyo Grande Urban Area

NOTE: PORTIONS OF THE TEXT HAVE BEEN DELETED BECAUSE IT ADDRESSES AREAS OUTSIDE OF THE COASTAL ZONE. (LCP)

Grover City Urban Area

The economy of Grover City is directly affected by the recreation/tourism industry in the planning area since many of the visitors to Pismo State Beach come through Grover City. However, Grover City does not have many of the tourist-serving businesses (i.e., motels, RV parks, etc.) that are found in neighboring Pismo Beach. Grover City has been experiencing an increase in service commercial uses and small manufacturing firms. (LCP)

The population of Grover City is relatively young, with the median age being 28 years according to the 1976 Special Census. The percentage of persons over 65 years of age, 14.5%, is also lower than the neighboring communities and lower than the countywide average. Approximately 33% of the resident population was under age 19 according to the 1974 special census, while the largest percentage of the population, 22%, was between the ages of 45 and 64. The family incomes were revealed to be quite low by the special census data; approximately 26% of the residents indicated earnings of \$2,000 to \$8,000 per year. Average household size was determined to be approximately 2.8 persons per household. (LCP)

While the Land Use Element does not directly affect the residents of Grover City, the residents may affect land uses and facilities in the nearby unincorporated areas that are part of this plan. Many Grover City residents work and shop in areas outside of the city and these population and economic characteristics are important in identifying the need and type of services to be provided in the future. (LCP)

Oceano Urban Area

The 1976 special census indicates population growth in Oceano from 2,564 people in 1970 to 3,434 people in 1976, is an increase of 33.9%. This growth is expected to continue as already subdivided lots are built on and some new subdivisions are created. Based on an analysis of past trends, the projected population is 6,146 persons by the year 2000. (LCP)

An analysis of the special census data indicates that Oceano is attracting both the younger and older segments of the population. The data shows 31% of the population to be under 17 years of age and 13.0% of the residents are 65 or over, compared to 24.7% and 9.7% respectively for the unincorporated county. The young family orientation of the community is further reflected in the median age being 29 years. The average number of persons per household is 2.7% and has not been declining as rapidly as some other areas of the county. (LCP)

The local economy is directly reflected in the median family income. It is \$7,166, as compared to \$11,262 for the unincorporated county. (LCP)

Over 57% of the households have incomes less than \$8,000 per year, as compared to approximately 35% for the unincorporated county. The opportunities for employment in Oceano are confined to the few retail establishments in the downtown area, the produce packing sheds and related industries, and the beach resort commercial area. The majority of residents, approximately 40%, are employed in agriculture, a direct reflection of the local orientation to the intensive farming occurring throughout the Arroyo Grande Valley. These socio-economic characteristics are important in identifying the need and type of urban services to be provided in the future. (LCP)

CHAPTER 3: PUBLIC FACILITIES AND SERVICES

Appropriate level of service for urban, suburban and rural areas are discussed in Chapter 5 of Framework for Planning. This chapter discusses service concerns that directly affect the San Luis Bay Planning Area, particularly their impact on unincorporated areas outside of city limits. (LCP)

The incorporated cities of Pismo Beach, Grover City and Arroyo Grande are responsible for the administration and planning for all areas within their boundaries. The Land Use Element has been prepared to coincide with the policies of their general plans and the adopted city general plans have been generally reflected on the Land Use Element maps to ensure coordinated land use planning for both the surrounding urban/suburban fringe and the adjacent areas beyond the urban reserve lines. (LCP)

A. SPECIAL DISTRICTS

In addition to the three incorporated cities that provide services to city residents, there are eight special districts in the San Luis Bay Planning Area providing various services to both the cities and the unincorporated areas (see Table C). (LCP)

In order to provide services in a more efficient manner, some district consolidations should be considered. Sanitation services for Arroyo Grande, Grover City and Oceano might be consolidated into one areawide sanitation district. Pismo Beach could also be considered for inclusion, since it is utilizing a portion of the regional treatment plant facilities. (LCP)

As Avila Beach grows and its services become more clearly defined, a locally-governed community services district may be appropriate. This district could possibly include areas of the community now served by CSA No. 12, Avila Beach County Water District and the Avila Lighting District; as well as possibly including the private service providers such as Port San Luis Harbor District and Union Oil Company. (LCP)

B. UTILITY SERVICES

Water Supply

Ensuring an adequate water supply is an important issue confronting the future development of the San Luis Bay Planning Area. Decisions involving the need and timing of supplemental water will have far-reaching implications for the entire planning area. (LCP)

TABLE C (LCP)

SPECIAL DISTRICTS
SAN LUIS BAY PLANNING AREA

| SPECIAL DISTRICT | SERVICE AREA | SERVICES PRESENTLY PROVIDED |
|---|---|--|
| County Service Area No. 12 | Port San Luis Harbor west of Avila Beach area east of Avila townsite including Ontario Ridge, Avila Valley, and Squire Canyon area | Acquisition and distribution of Lopez Reservoir water |
| Oceano Community Services District | Oceano | Acquisition and distribution of groundwater and Lopez water, street lighting, collection and transporting of sewage, fire protection |
| Avila Lighting District | Avila Beach | Street lighting |
| South SLO County Sanitation District | Arroyo Grande, Oceano Halcyon, Grover City | Sewage treatment and disposal |
| Avila Beach County Water District | Avila Beach | Fire protection, water and sewer service |
| Port San Luis Harbor District | Entire South County from Cuesta Grade to Santa Maria River | Development, maintenance and operations of harbor piers and facilities |
| Arroyo Grande Public Cemetery District | Arroyo Grande and out lying areas | Full cemetery services |
| Coastal San Luis Resource Conservation District | Extends from southern Arroyo Grande through Pismo Beach, San Luis Obispo, Morro Bay and Cayucos to join the Las Tablas Resource Conservation District | Prevention of soil erosion, agriculture education and water conservation |

Groundwater

The northerly portion of the planning area contains a portion of the San Luis Obispo Creek groundwater basin, which has an estimated total annual recharge of 2,550 acre-feet per year. Most of the groundwater basin lies within the San Luis Obispo Planning Area and agricultural uses consume the majority of the available water. The basin appears to be overdrafted and the urban users that rely on the basin will be facing a potential water shortage in the near future. In order for agriculture to remain viable in the two planning areas that draw on the basin, and in order for urban development to proceed in an orderly fashion, a groundwater basin study should be initiated to determine the basin characteristics and limitations. A supplemental water supply should be sought for the urban uses. (LCP)

The planning area also contains two other groundwater basins, Pismo and Arroyo Grande. The Pismo Basin is relatively small with a total storage capacity of 30,000 acre-feet. The estimated annual recharge is 2,000 acre-feet per year, but annual consumptive use has been over 2,100 acre-feet, indicating basin is slightly overdrafted. (LCP)

The Arroyo Grande groundwater basin is much larger and underlies portions of the San Luis Bay and South County Planning Areas. The basin is divided into three sub-units: the Tri-Cities Mesa; the Arroyo Grande Plain; and the Nipomo Mesa. There is also an off-shore aquifer extending westerly from the basin. (LCP)

The Tri-Cities Mesa and Arroyo Grande Plain sub-units most directly relate to the San Luis Bay Planning Area. These sub-units are generally westerly of Highway 101 and extend from Pismo Beach to the Nipomo Mesa. Groundwater levels in this area have risen over the past several years since the urban areas began using Lopez water to meet their needs. At present, agriculture is the primary user of the groundwater. However, the State Department of Water Resources (DWR) in their July 1979 report on the Arroyo Grande Basin, notes that groundwater levels can be expected to decline as the urban areas begin using the groundwater to meet their needs. This will be necessary since the Lopez water allotments will not be sufficient to meet the expanding urban needs, which DWR projects to almost double by the year 2000. The cities of Arroyo Grande, Pismo Beach and Grover City and Oceano Community Services District all have wells which are drawing water from the groundwater basin, or have drawn from it in the past. (LCP)

The mineral content of the Arroyo Grande Plain - Tri-Cities Mesa area is generally suitable for domestic and agricultural uses. However, nitrate concentrations in this area occasionally exceed acceptable limits, so the groundwater meets the standards of the State Department of Health Services only part of the time. The water quality in the area could also be effected by sea water intrusion if the on-shore groundwater is consumed at a rate sufficient to allow the off-shore water to move inland. Detecting and correcting problems of sea water intrusion could prove very costly. (LCP)

Lopez Water

Water from Lopez Reservoir provides most of the domestic water consumed in the planning area. Total water allotment available for urban uses is 4,530 acre-feet per year. Table D summarizes the entitlements and the amount of water consumed during the fiscal year 1978-79. In addition to these entitlements, up to 4,200 acre-feet is released to Arroyo Grande Creek for downstream agricultural uses. (LCP)

TABLE D (LCP)

LOPEZ WATER ENTITLEMENT AND CONSUMPTION

| AGENCY | 1978-79 | |
|---|-----------------------------|----------------------------|
| | ENTITLEMENT (acre ft/yr) | CONSUMPTION (acre-feet) |
| City of Arroyo Grande | 2,290 | 1,866 |
| City of Grover City | 800 | 912 ¹ |
| City of Pismo Beach | 886 | 1,055 ² |
| County Service Area No.12 (Avila Valley) | 186 | 52 |
| Community Service District | 303 | 368 ³ |
| Avila Beach County Water District | 65 | 55 |
| TOTAL | 4,530 | 4,308 |

Notes:

1. Grover City consumes additional water from the groundwater basin via city wells.
2. Pismo Beach purchased additional Lopez Water from CSA No. 12.
3. Oceano Community Service District consumed additional water from the groundwater basin from district wells.

Source: San Luis Obispo County Engineering Department

Sewage Disposal

Each incorporated city has sewage collection and treatment facilities available, as do Avila Beach and Oceano. The remaining portions of the planning area are serviced by septic tank systems. These suburban and rural areas should remain at densities that will permit the continued safe use of septic tank systems. This will be particularly important in the Arroyo Grande fringe area where soil types and/or slopes can be marginal for septic use. (LCP)

The South San Luis Obispo County Sanitation District treatment plant treats wastewater from Grover City, Arroyo Grande and Oceano. The two incorporated cities (Grover City and Arroyo Grande) and Oceano own their own sewage collection systems that transport the wastewater to the district plant for treatment and disposal via an ocean outfall. The plant capacity will need to be expanded to handle the increased development in the service area. The plant capacity will need to be handle the increased development in the service area. Plant modifications are currently underway to improve the quality of the treatment process. Work is also underway to repair previous storm damage to the ocean outfall and to extend the outfall further off the shoreline. Pismo Beach has recently decided to utilize the district's outfall line for disposal of treated effluent from the Pismo Beach sewage treatment plant, rather than build a new ocean outfall from the city plant. With this increased quantity of effluent, the capacity of the outfall line will need to be expanded to handle future increased flows. (LCP)

Pismo Beach sewage treatment plant has a present capacity of 1.2 million gallons per day. The city is also evaluating future improvements to the plant to increase its capacity to accommodate anticipated growth. The city will also be using the South San Luis Obispo County Sanitation District treatment plant for wastewater disposal through the district's outfall line. (LCP)

The Avila Beach County Water District provides sewer service to developed portions of Avila Beach as a zone of benefit. The district acquired the sewage treatment plant and outfall line in the 1974 reorganization of local special districts. The zone of benefit excludes Union Oil Company facilities since the company maintains and operates its own facilities. The Avila Beach Treatment Plant has a capacity of 200,000 gpd and should be adequate until about the year 2010. (LCP)

The San Luis Obispo City Sewage Treatment Plant discharges treated effluent into San Luis Obispo Creek. These waters are used downstream in Avila Valley for irrigation. Proposed improvements to the treatment plant will ensure that the effluent will meet water quality standards established by the Regional Water Quality Control Board. (LCP)

Solid Waste Disposal

Solid waste collection is provided by private companies, with mandatory garbage pick-up in Pismo Beach, Grover City and Arroyo Grande. Oceano and Avila Beach have garbage pick-up available on a voluntary basis. The rural portions of the planning area rely on individual disposal. The Cold Canyon landfill site, located to the northeast of this planning area adjacent to Highway 277, is projected to have adequate capacity until approximately the year 1985, and alternative estimates indicate it may not reach capacity until as late as the year 2007. The Los Osos/Turri Road landfill serves as a secondary site. (LCP)

Drainage

Floodplains in the planning area have been influenced by land use changes. Development has increased run-off, and flow obstructions such as bridges and culverts cross the streams in areas not designed to take increased flows. (LCP)

In the event of a 100-year flood, major flooding would occur throughout the length of San Luis Obispo Creek, as evidenced by flood damage in 1969 and 1973. The creek passes through primarily rural land uses in this planning area, however, there has been damage to low-lying areas east of Highway 101 and in Avila Valley. (LCP)

The Flood Control Master Plan for Zone 9 of the Flood Control and Water Conservation District recommends a mixture of structural and non-structural solutions in the San Luis Obispo Creek watershed to reduce or prevent property damage from potential flooding. Containment channels, dams and creek diversions or realignments are proposed for construction to achieve protection from a 100-year flood. The structural solutions are almost entirely located in San Luis Obispo, however, those improvements could also have beneficial effects downstream in the San Luis Bay Planning Area. (LCP)

Non-structural measures that are compatible with the National Flood Insurance Program provide interim floodplain management techniques until structural solutions are implemented. Non-structural solutions proposed in the master plan include the availability of subsidized flood insurance for existing structures in the floodplain, as well as the enforcement of land use controls for new construction. The Flood Hazard combining designation indicates the areas within the 100-year floodplain for which the Land Use Ordinance has applicable standards to provide non-structural controls. The Land Use Element designation of low density rural uses in those areas provides opportunities to locate permitted development away from areas of heavy flooding. An integral part of flood control also includes the continuation of the stream bed maintenance programs in Zone 9. (LCP)

The Arroyo Grande "fringe" area is very susceptible to erosion problems. The resulting sedimentation has led to down-stream problems, particularly in the area of Pismo Marsh. The entire watershed area should be the subject of a detailed drainage/erosion control study to develop appropriate measures that can be applied to both existing and proposed development to alleviate the problems. (LCP)

C. EMERGENCY AND SOCIAL SERVICES

Each of the incorporated cities provide police and fire protection, library facilities and various human services to their city residents. In addition, the proposed South County Citizens Center, to be located in Arroyo Grande, will provide a variety of county and public services and activities at a single regional center for the "South County Area". (LCP)

Police Service

Pismo Beach, Arroyo Grande and Grover City provide police services within each of their corporate limits. Avila Beach, Oceano and the rural portions of the planning area are serviced by the San Luis Obispo County Sheriff and the California Highway Patrol. The South County Sheriff's Substation, located in Oceano, services the entire planning area and all the rest of the South County. Since the area is large, the response time in outlying areas can be quite long. Regional police service should eventually be headquartered in the South County Citizens Center in Arroyo Grande. (LCP)

Fire Protection

Pismo Beach, Arroyo Grande and Grover City provide fire protection services within their respective corporate limits. The rural portions of the planning area rely on fire protection from the California Division of Forestry (CDF) stations located in either San Luis Obispo or Nipomo. Response times from the CDF station at the San Luis Obispo County Airport are from 0 to 7-1/2 minutes for an area along the northerly half of Price Canyon Road, a small area around the intersection of Noyes Road and Highway 227, and a corridor along Highway 101 south to about Castro Canyon. (LCP)

Fire protection services are provided in a portion of Avila Beach by the Avila Beach County Water District, through a volunteer force. The service area covers the Avila Beach townsite and properties extending east to Cave Landing Road. A recently established volunteer fire company in Avila Valley provides fire protection service to Avila Valley, See, Squire, Price and Sycamore Canyons, north to the San Luis Obispo city limits, and the Diablo Canyon power plant, also utilizing an all volunteer force. The Oceano Community Services District has a volunteer force and provides services to the Oceano community, including Halcyon, from a station located at Paso Robles and 13th Street. (LCP)

The Arroyo Grande fringe area is within a 7-1/2 to 15 minute response time from either San Luis Obispo or Nipomo stations. The remaining portions of the planning area have response times of 15 minutes or greater. Some of the more remote portions of the Irish Hills and Indian Knob area have response times in excess of 15 minutes. (LCP)

In the case of structure fires, a response time greater than 15 minutes leaves little possibility of saving the structure. Response times of 60 minutes or greater could mean fires approaching disaster levels in the steep, chaparral covered remote areas. The U.S. Forest Service is available to back-up CDF capabilities with air tanks and a helicopter with fire crew. For structure fires CDF has mutual aid agreements with all fire protection agencies in the county. (LCP)

Emergency Medical Services

Hospital services are available at the Arroyo Grande Community Hospital. The hospital does not presently have capabilities for dealing with nuclear accidents. Ambulance service for area residents is provided by several companies operating in the Arroyo Grande area. In addition, the northerly portions of the planning area are served by ambulance companies located in San Luis Obispo. (LCP)

Human Services

Offices providing human services (i.e., counseling, mental health, welfare, family planning) are found at various locations in the planning area, as well as in San Luis Obispo. Offices may also be provided in future phases of the South County Citizens Center in Arroyo Grande. (LCP)

Library Services

The South County Citizens Center provides library facilities for the planning area. There is also a branch county library in Shell Beach and bookmobile service is provided to each community in the planning area. (LCP)

Schools

The northerly portion of the planning area is within the San Luis Coastal Unified School District, while the remainder of the area is in the Lucia Mar Unified School District. All of the existing schools are located in the urban areas and there are no new schools proposed for the rural portions of the planning area. The Lucia Mar District has been experiencing over-crowding in some facilities and this is discussed further in Chapter 5, Resource Management. (LCP)

Government Services

The South County Center (a regional facility) is located along the extension of Branch Street parallel to Highway 101 in Arroyo Grande. The facility is intended to be constructed in phases. Phase I as completed includes a regional library, a community center and a county road maintenance yard. Future phases could include such facilities as a sheriff's substation, municipal courts, social services department, probation department, county offices and a clinic. The decision about which services and facilities will be built in future phases will be reviewed and coordinated through the on-going county capital improvement program. (LCP)

D. PLANNING AREA SERVICE PROGRAMS

"Programs" are non-mandatory actions or policies recommended by the Land Use Element to achieve community or areawide objectives identified in this area plan. The implementation of each LUE program is the responsibility of the community, through the county or other public agency identified in the program itself. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program should be based on consideration of community needs and substantial community support for the program and its related cost. (LCP)

The following public service programs are grouped under headings that identify the service they each address. (LCP)

Drainage

1. Erosion/Sedimentation Control. The county Engineering Department should work with monitoring agencies (the Regional Water Quality Control Board, Department of Fish and Game, Soil Conservation Service, and Resource Conservation Districts) and the cities of Pismo Beach, Grover City and Arroyo Grande to prepare an erosion/sedimentation study of the Arroyo Grande fringe area. The study should explore possible standards for existing and proposed development. The study should also include recommendations for changes in the LUE to support program implementation. (LCP)
2. Public Information. The county Engineering and Planning Departments, Soil Conservation Service, resource conservation district, and the cities of Arroyo Grande, Pismo Beach and Grover City should work together to develop a public information program to inform residents of the Arroyo Grande fringe area of techniques to minimize site disruption associated with keeping hoofed animals, and methods for reducing erosion and siltation resulting from keeping animals. (LCP)
3. Runoff Monitoring. The county Engineering Department should work with the cities of Arroyo Grande and Pismo Beach to monitor the effects of land development on downstream runoff within the Pismo Creek drainage. (LCP)
4. Zone 9 Master Plan. The San Luis Obispo County Flood Control and Water Conservation District should implement the master plan for Zone 9 of the district. (LCP)

Sewage Disposal

5. Effluent Recycling. Agencies planning expansion of treatment facilities should pursue re-use of treated effluent rather than continuing use of ocean outfalls. (LCP)

6. Sewage Disposal - Avila Beach. The Avila Beach sewage treatment district should provide sewer service to all areas within the urban service line as the need arises. (LCP)

Special Districts

7. Community Services District - Avila Beach. As Avila Beach grows, the community and LAFCO should consider consolidating services into a community services district, including services now provided by CSA No. 12, Avila Beach County Water District and the Avila Beach Lighting District. The CSD should include all lands within the urban reserve line, with provision of services based on "zones of benefit" so that service costs are borne by users. (LCP)
8. Sewage Disposal Agency Consolidation. The county, the South San Luis Obispo County Sanitation District, and the cities of Pismo Beach, Arroyo Grande, and Grover City should jointly evaluate the feasibility of consolidating their sewage services into a single district using the existing South San Luis Obispo County Sanitation District treatment facilities. (LCP)

CHAPTER 4: CIRCULATION

The circulation system is planned to accommodate anticipated traffic along existing roads and new routes as future development warrants construction. The level of service of several roadways will be affected by expected residential expansion in Pismo Beach and Arroyo Grande, which will create needs for road improvements and alternative transportation. Increased tourist traffic further burdens the circulation system. This text recommends the construction of sufficient access to new development projects, as well as provisions for upgrading existing routes. Transportation in the planning area will likely continue to be automobile-based, but alternative components of the circulation system such as transit, bikeways and air traffic will be important components of the areawide circulation system. (LCP)

A. ROADS

U.S. 101, State Highways 1 and 227 are major regional arteries providing access to and through the planning area. As residential growth and development occurs in the urban areas these roads are expected to be impacted with additional traffic. Much of the development proposed in the cities of Pismo Beach and Arroyo Grande will have direct and substantial impacts on U.S. 101 since this highway is the main link to the employment centers. (LCP)

Highway 1 experiences heavy tourist/recreation traffic and this is expected to increase as tourist facilities are expanded in the coastal area. Improvements to Highway 1 will be necessary to accommodate the increased traffic. (LCP)

The Land Use Element maps show functional classifications of major existing and proposed roads. Improvements will be required with proposed land divisions by the county Real Property Division Ordinance and planning area standards. (LCP)

The following is a listing of the major proposals for the road system. These and other improvements are shown on the plan map; the listed order does not imply any priority. (LCP)

Principal Arterial

U.S. Highway 101 - This route should be maintained as a principal arterial and be the subject of a corridor study for designation as a scenic highway. A deficiency analysis has shown that the level of service for the highway will be in the marginal category by 1995, from Santa Margarita to Arroyo Grande. One critical area is in the vicinity of the Five Cities area. It is also recommended that a separate frontage road be constructed linking central Pismo Beach to the Five Cities Shopping Center by extending Price Street south to Five Cities Drive, thus keeping local traffic off the freeway entirely. Caltrans is

preparing special studies to develop an improvement plan for the highway. (LCP)

Arterials

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

Collectors

Several roads shown as existing collectors are being used for this purpose but, in fact, are not adequately improved to county standards for a collector road. These conditions need to be corrected in addition to the proposed realignments and extensions shown on the plan map. The collector roads that occur within urban areas are discussed elsewhere within the appropriate portion of this text. (LCP)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

Front Street - Improve to urban collector standards from Highway 1 to the Grover City city limits. (LCP)

Railroad Avenue/Beach Street - Improve to urban collector standards from the Beach Street/Highway 1 intersection to Perishing Drive. (LCP)

Pier Avenue, Roosevelt Drive - Improve to urban collector standards. Initiate a street tree program and provide bikeways along the Pier Avenue/Roosevelt Drive alignment from the beachfront to Highway 1. (LCP)

Local Streets

Oceano

The poor condition of streets in Oceano is one of the main community problems. Broken pavement, lack of paving in some areas, and a lack of curbs, gutters and sidewalks inconveniences residents and contribute to an overall poor appearance. Future off-street parking needs to be provided in the CBD. Traffic and pedestrian safety problems needing attention include correction of poor sight distances at some intersections, inadequate traffic regulation devices, lack of marked crosswalks and inadequate traffic enforcement. (LCP)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

B. OTHER TRANSPORTATION MODES

Transit

The cities of Pismo Beach, Arroyo Grande and Grover City have entered into a joint powers agreement with the county to form the South County Areas Transit (SCAT). The operable system is a fixed-route bus system that provides intracommunity transit service. (LCP)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

The Greyhound Bus Company presently provides several trips each day to San Luis Obispo and the South County Area Transit system is scheduled to provide connection to the Greyhound system. For now this provides the intercommunity transit system for the entire South County area. As transit needs are further defined and funding sources can be made available to meet transit needs, consideration should be given to expansion. (LCP)

Bikeways

Several roadways in the county should be improved to include Class II bike lanes as part of future improvement projects. A Class II bike lane is located within the right-of-way of the road at the edge of the vehicle lanes and the recommended width is 5 to 6 feet. On arterial highways bicycles should be separated as far as possible from motor vehicle traffic. Bike lanes as wide as 8 feet, or separated Class I bikeways, are needed on such roadways as: San Luis Bay Drive; Cave Landing Road from San Luis Bay Drive to Shell Beach Road at the Pismo Beach city limits; Shell Beach Road to Highway 1; and along Highway 1 from Pismo Beach through Oceano. Class II or III bikeways are recommended on: Price Canyon Road; Lopez Drive; Highway 227; Los Berros Road; and on Highway 1 from Oceano onto the Nipomo Mesa. (LCP)

Airport

The Oceano airport is a general aviation airport and there are no commercial carriers using the facility. The Oceano Airport Land Use Plan envisions that the airport will continue being used by single and double engine planes for recreational purposes and future improvements at the facility should be beneficial to this type of use. Commercial passenger service will continue to be available at the San Luis Obispo County Airport. (LCP)

Rail

Passenger service is provided in San Luis Obispo by Southern Pacific Railroad under contract to AMTRAK. Southern Pacific does not maintain a

freight depot within the planning area; however, arrangements can be made for carload operations at a privately-owned spur in Pismo Beach and other locations in the central and north county. It is expected that further use of the railroad will be for industrial uses that may develop along the railroad right-of-way, or possible spur track service for future development. (LCP)

Harbor

Port San Luis is under the jurisdiction of the Port San Luis Harbor District, which has the responsibility for the various improvements (marinas, docks, piers and other on-shore facilities). Facilities presently located in the harbor are extensively used, with demands exceeding capacity. Boat slips and additional commercial uses are needed to meet present demand; however, until additional protective devices are built (particularly the breakwater) needed facilities must wait. Previous harbor plans, calling for the construction of breakwaters, small craft harbor facilities and extensive landfill, were submitted for voter approval in a bond election, but the bond was rejected. (LCP)

A subsequent proposed harbor development plan called for a multi-year construction program to create a 169 acre harbor of refuge. At full development, the harbor would have 410 slip spaces and 500 moorings, with provisions for recreational, commercial and sport fishing craft, a boat hoist, and 700 vehicle parking spaces. Two breakwaters would have been constructed to protect improvements; the south breakwater would be attached to Smith Island and a longer detached breakwater was to be built across the mouth of the inlet. Two harbor entrances were proposed. The district received the necessary congressional approval for funding and participation in the harbor expansion. The permit was denied by the Coastal Commission (for a variety of reasons) resulting in the loss of project funding; however, congressional approval remains. (LCP)

The current interim development plan for the harbor has been significantly reduced to reflect the amount of development that could be accommodated without completion of a breakwater. The development plan includes a limited landfill site and grading and terracing of a previously disturbed hillside for boat storage, gear storage, RV park, and camping. The proposed landfill area will be designed to provide additional boat haul out and repair capacity, as well as winter storage. Any interim development (in addition to moorage) should make full use of the land area currently owned by the district. This is the maximum project which is currently considered for inclusion in the LCP to establish the type and intensity of use permitted. (LCP)

Union Oil Company presently owns the pier in the northerly central part of the harbor and leases wetland under the pier. There are no current plans for expanding the existing deep draft facilities. (LCP)

C. PLANNING AREA CIRCULATION PROGRAMS

"Programs" are non-mandatory actions or policies recommended by the Land Use Element to achieve community or areawide objectives identified in this area plan. The implementation of each LUE program is the responsibility of the community, through the county or other public agency identified in the program itself. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program should be based on consideration of community needs and substantial community support for the program and its related cost. (LCP)

The following circulation programs are grouped under headings to indicate where in the planning area they each apply. (LCP)

Areawide

1. Bikeways. The county Engineering Department should work with the State Department of Transportation where necessary to develop Class I bikeways on San Luis Bay Drive, Cave Landing Road and along Highway 1 in Oceano, and Class II bikeways on Price Canyon Road, Lopez Drive, Highway 227, Los Berros Road, and Highway 1 from Oceano to the Nipomo Mesa. (LCP)
2. Trails. In areas where there is interest in establishing equestrian trails, the county should work with equestrian groups, property owners, and agriculturalists to determine if rights-of-way may be secured to serve this need while respecting adjacent uses and ownership. (LCP)

Arroyo Grande Fringe

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

Avila Beach

3. Harbor Improvements. The county should work with the Port San Luis Harbor District to conduct further studies establishing the appropriate scale for improvements at the port and the appropriateness, extent, scale, and mitigating measures for the construction of facilities to service offshore oil development. (LCP)
4. Pedestrian and Bicycle Paths. The county should work with the Port San Luis Harbor District and other property owners to provide pedestrian and bicycle paths connecting harbor recreation facilities with Avila Beach, the San Luis Bay Club and Avila Valley. (LCP)
5. Street Improvement Assessment Districts. The county Engineering Department should work with residents and property owners in the

formation of assessment districts to improve local streets to acceptable county standards. (LCP)

Oceano

6. Road Plan Lines. The county Engineering Department should establish plan lines for all streets proposed for widening and extension. (LCP)

Squire Canyon

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

CHAPTER 5: RESOURCE MANAGEMENT

The primary purpose of the Resource Management System is to provide an alert process for timely identification of potential resource deficiencies. Sufficient lead time can then be provided to allow for correcting or avoiding a problem without the necessity of resorting to development moratoria or other severe growth restrictions. This chapter initiates the RMS by summarizing assessments of the major resources of water supply, sewage disposal, schools, and road capacity. In conjunction with those assessment, population thresholds have been estimated for three levels of severity for each resources. Since population thresholds are estimates, however, changes in population growth, resource consumption or other factors may change the estimated thresholds. Data developed for this report will be reviewed and up-dated annually as part of the general plan review process. (LCP)

The resources that appear to be experiencing deficiencies are summarized in Table E below. Verification of the level of severity will occur after public hearings and Board of Supervisors action to certify the documentation on which these assessments are based. Resource capacity information is included in this area plan to support ongoing review of needs for capital programs and providing information to the public on the status of county resources. This information is not to be used for reviewing individual development proposals or their consistency with the general plan. The use of Land Use Element resource capacity information by the county to evaluate development proposals can only occur through separate hearings and enactment of ordinances outside of the general plan. (An explanation of this procedure is in Part I of the Land Use Element (Framework for Planning), Chapter 4. (LCP)

TABLE E (LCP)

RESOURCE SEVERITY LEVELS
AND POPULATION THRESHOLDS
SAN LUIS BAY PLANNING AREA

AVILA BEACH URBAN AREA

| Resources | Levels of Severity | | |
|-------------------------------------|--------------------|------------------|-----|
| | I | II | III |
| Water Resources | 410 | 420 | 445 |
| Sewage Treatment Plant ¹ | - | - | - |
| Schools ² | - | - | - |
| Roads/Circulation | | | |
| Avila Road | - | 380 ³ | 420 |

PISMO BEACH URBAN AREA

| Resources | Levels of Severity | | |
|-------------------------------------|--------------------|--------|--------|
| | I | II | III |
| Water Resources ⁵ | - | 5,250 | - |
| Sewage Treatment Plant ⁴ | - | - | 5,250 |
| Schools - Elementary | 5,883 | 6,170 | 6,904 |
| Intermediate ⁴ | - | - | 5,480 |
| High School ⁶ | - | - | 30,560 |
| Roads/Circulation | | | |
| U.S. 101 ⁸ | 27,275 | 27,890 | 33,760 |
| State Highway 1 ⁹ | 19,890 | 20,340 | 24,320 |

ARROYO GRANDE URBAN AREA

| Resources | Levels of Severity | | |
|-------------------------------------|--------------------|--------|--------|
| | I | II | III |
| Water Resources | - | 10,930 | 12,600 |
| Sewage Treatment Plant ⁷ | - | 19,662 | 28,089 |
| Schools - Elementary ⁴ | - | - | 10,590 |
| Intermediate ⁴ | - | - | 10,590 |
| High School ⁶ | - | - | 30,560 |
| Roads/Circulation | | | |
| U.S. 101 ⁸ | 27,275 | 27,890 | 33,760 |

GROVER CITY URBAN AREA

| Resources | Levels of Severity | | |
|-------------------------------------|--------------------|--------|--------|
| | I | II | III |
| Water Resources ⁵ | - | 8,460 | - |
| Sewage Treatment Plant ⁷ | - | 19,662 | 28,089 |
| Schools - Elementary ⁴ | - | - | 8,460 |
| Intermediate | - | - | 8,650 |
| High School ⁶ | - | - | 30,560 |
| Roads/Circulation | | | |
| State Highway 1 ⁹ | 19,890 | 20,340 | 24,320 |

OCEANO URBAN AREA

| Resources | Levels of Severity | | |
|-------------------------------------|--------------------|--------|--------|
| | I | II | III |
| Water Resources ⁵ | - | 3,900 | - |
| Sewage Treatment Plant ⁷ | - | 19,662 | 25,089 |
| Schools - Elementary | - | 3,900 | 4,160 |
| Intermediate ⁴ | - | - | 3,900 |
| High School ⁶ | - | - | 30,560 |
| Roads/Circulation | | | |
| State Highway 1 ⁹ | 19,890 | 20,340 | 24,320 |

NOTES:

1. No level of severity is indicated before the year 2000.
2. Population thresholds are listed in the Resource Management chapter of San Luis Obispo Area Plan.
3. Roadway operating at Level of Service (LOS) "C" at existing population and area development levels.
4. Population threshold is the approximate existing population.
5. Population threshold is the approximate existing population since the water usage presently exceeds available Lopez allotments and is supplemented by pumping groundwater. Determination of Level III is dependent on adjudication of the groundwater basin.
6. Population threshold is the approximate existing population of entire planning areas, minus estimated population within San Luis Coastal Unified School District.
7. Population threshold is the projected combined population for Arroyo Grande, Grover City and Oceano.
8. Population threshold is the projected combined population of Pismo Beach, Grover City and Arroyo Grande.
9. Population threshold is the projected combined population of Pismo Beach, Grover City and Oceano.

A. WATER SUPPLY

An adequate water supply is an important prerequisite for future development in the San Luis Bay Planning Area. Decisions on water resource use in any specific area will have far-reaching implications for the entire planning area. (LCP)

Water Resources

The urban portions of San Luis Bay Planning Area rely heavily on water allotments from Lopez Reservoir. The total allotment available for urban uses is 4,530 acre-feet per year. This water supply is augmented by pumping groundwater, primarily from the Arroyo Grande groundwater basin. The 1979 State Department of Water Resources (DWR) study of the Arroyo Grande basin notes that the water quality in some portions of the basin is not adequate to meet requirements for domestic consumption. DWR estimates there is ample water stored above sea level in the basin to meet the demands until about 1990. However, in order to ensure an adequate long-range water supply, DWR recommends the development of a

comprehensive plan to manage the groundwater resources and to provide for the future delivery of a supplemental water supply. This will be particularly important as urban and agricultural users are forced to compete for the groundwater, competition brought about by a population increase and growth in agricultural activities in the planning area. (LCP)

The 1979 DWR study also indicates that a potential water supply lies off-shore from the coastline, where approximately three million acre-feet are stored. While the study substantiates the existence of this resource, it also notes that it is a "one-time" resource; once mined it is gone. If the policy decision is to use the off-shore aquifer, plans must be developed to prevent or alleviate sea water intrusion that might occur as the water moves inland. Utilization of this resource appears to be many years distant. (LCP)

Water Systems

Each of the urban areas have water systems. Rural areas rely on wells drawing from groundwater basins. The urban areas rely on Lopez water and additional supplies from the groundwater basins, if needed. (LCP)

Avila Beach

Water service for Avila Beach is provided by the Avila Beach County Water District which was formed in 1974 to consolidate several special services. Lopez Reservoir is the only water source for the district as their wells, which were located in the San Luis Obispo Creek groundwater basin and Gregg Canyon, were abandoned in 1974. Previous to this, Lopez water was distributed by County Service Area (CSA) No. 12 and they remain as the contracting agency from whom other agencies purchase their Lopez allotments. The large private development lying north of San Luis Obispo Creek is served by on-site wells and a private distribution system and it is expected to continue in this manner as a private recreation/residential development. (LCP)

Avila Beach County Water District has 65 acre-feet per year allocated from Lopez water to serve the district residents (primarily within the Urban Services Line). The present population of Avila Beach is approximately 380 persons, and the permanent population is expected to increase to only about 470 people by the year 2000. (LCP)

Based on the projected growth rate and the present consumption rates, Avila Beach is expected to reach a Severity Level I when the population level reaches approximately 410 persons. (LCP)

Five Cities Area

"Five Cities" is the common name used to describe the urbanized area of Pismo Beach (including the former community of Shell Beach), Arroyo Grande, Grover City and Oceano. Water is supplied to this

total urban area from Lopez Reservoir. Community wells provide additional water to be added to water to increase the total available resource. (LCP)

All of these communities, except for Arroyo Grande, are presently using more water than their Lopez entitlements and supplementing their needs by pumping from the groundwater basin. For this reason, the communities of Pismo Beach, Grover City and Oceano are all at a Level of Severity II for water resources for their existing population levels. It may be necessary to adjudicate the groundwater basin to establish its capacity and from this the population thresholds for each community may be adjusted accordingly. (LCP)

Pismo Beach

The city of Pismo Beach has an allotment of 800 acre-feet per year of Lopez water. The city also has an 86 acre-feet per year allotment from County Service Area No. 12. It has also purchased surplus Lopez water as well as pumping groundwater out of the Arroyo Grande groundwater basin from city wells located in Grover City. The city has also been buying purchased "surplus" allotments from County Service Area No. 12 Lopez Water as pumping groundwater out of the Arroyo Grande groundwater from city wells located in Grover City. As areawide growth occurs there will be less "surplus" Lopez water available for purchase. The groundwater basin will then be expected to provide a larger amount of the water deficit needed to supply the city. (LCP)

Pismo Beach General Plan has an estimated population holding capacity of 11,400 people, which would require approximately 2,175 acre-feet of water annually. The city thus appears headed for a substantial long-term deficiency. (LCP)

Arroyo Grande

The city of Arroyo Grande holds the largest entitlement to Lopez water, 2,290 acre-feet per year. Arroyo Grande's population is presently estimated to be 10,590 and projected to increase to 16,020 by the year 2000. (LCP)

In addition to Lopez water, the city has wells in the Arroyo Grande groundwater basin that are presently idle. The city maintains that these wells could be used to supplement the Lopez allotments if the need warrants. However, this could be a false sense of security if the water quality does not meet health standards, which the recent groundwater basin study indicates to be a possibility. (LCP)

The city of Arroyo Grande is not presently using its entire Lopez entitlement and is not utilizing any groundwater. Based solely on Lopez water, the city is presently experiencing a Level of Severity II for water resources and will need to rely on groundwater adjudication to determine future thresholds beyond the maximum available Lopez entitlements. (LCP)

Grover City

Grover City has an allotment of 800 acre-feet per year from Lopez Reservoir and they also pump additional groundwater from city-owned wells. The present population of Grover City is estimated at approximately 8,460 people, projected to reach 12,620 by the year 2000. The city's entitlement to the groundwater should be adjudicated with all the other basin users and population thresholds determined. Until that occurs, Grover City is experiencing a Level of Severity II for water resources at the existing population levels. Within the life of this plan, however, any adverse change in groundwater quality could adversely affect the city. (LCP)

Oceano

The Oceano Community Services District provides water to the Oceano community. The Lopez district allotment is 303 acre-feet per year and they supplement this with groundwater from wells. The CSA (the water purveyor prior to the formation of Oceano Community Services District) recently installed new, deeper wells that pump better quality water from deeper aquifers. If the water quality should deteriorate, the CSD could experience a resource deficiency. The present population is approximately 3,900 people and projected to reach about 5,700 by the year 2000. Like the neighboring communities, Oceano's portion of the groundwater supplies needs to be adjudicated to determine population threshold levels, however, based on presently available data, Oceano is experiencing a Level of Severity II for water resources. (LCP)

B. SEWAGE DISPOSAL

Avila Beach

Sewer service is provided by the Avila Beach County Water District to the area of Avila Townsite. The sewage treatment plant has a capacity of 200,000 gallons per day and discharges treated effluent into San Luis Bay via an ocean outfall. The present estimated wastewater flow at the plant is 50,000 gpd. At present wastewater flows, the plant is estimated to have a capacity in excess of the population absorption capacity that could occur under this Land Use Element. It thus appears that Avila should not experience any sewer service deficiencies in the life-span of this plan. This situation could be altered, however, if the private development of the San Luis Bay Club was ever to receive sewage treatment services from the district. Before service is extended, analysis is needed to determine possible effects of expanding service and what improvements would be made to accommodate the additional effluent. (LCP)

Pismo Beach

The city of Pismo Beach sewage treatment plant has a capacity of 1.2 million gallons per day (mgd). The plant is experiencing average daily flows of approximately 0.9 mgd, with periodic peak flows as high as 1.8

mgd. The city experiences substantial sewage flows due to the high level of tourists in the area. Approximately 32% of the projected wastewater flows is attributable to the tourist population of Pismo Beach. In order to handle peak flows and to accommodate future growth and development of lands in the city limits, the city will be improving the plant and other components of the system. Improvements are scheduled to be completed by 1987 with the treatment plant then having a capacity of 2.5 mgd. (LCP)

The city will be constructing a new force main to carry treated effluent from the Pismo Beach treatment plant to the South County Sanitation District Plant for disposal through the district's outfall line. The city chose this option rather than construct a new city outfall to replace the existing one that has been heavily damaged in winter storms. The city expects to be connecting into the South County District's outfall line in 1980. (LCP)

Utilizing the resource deficiency criteria set forth in Chapter 4 of Framework for Planning (treatment plant capacity based on average daily flows), the city of Pismo Beach is not experiencing any level of severity for sewage treatment. However, the city's outfall line does not meet acceptable standards and will not until the city connects into the South County District outfall line in Oceano. The plant also is experiencing peak flows in excess of plant capacity. (LCP)

The city of Pismo Beach appears to be experiencing a Level of Severity II for sewage treatment facilities. As the programmed treatment plant/system improvements are made, the severity level should decrease. The annual updating of the Resource Management System can monitor and reflect changes in this situation. (LCP)

South San Luis Obispo County Sanitation District

The district treatment plant in Oceano provides secondary treatment for wastewater from Grover City, Arroyo Grande and Oceano, for disposal via an ocean outfall line. The city of Pismo Beach will also be utilizing the outfall for disposal of their treated effluent in approximately 1981. Grover City and Arroyo Grande have their own sewage collection systems, while Oceano Community Services District collects sewage for the unincorporated Oceano area. Wastewater is transported to the district treatment plant for treatment and disposal through these agencies' sewage collection systems. The sewer lines are all of recent construction and no significant system problems are expected. The outfall line has previously been damaged by storms and is being replaced and extended and should have adequate capacity until about 2000. However, attention should be paid to the effects of adding Pismo Beach effluent to the ocean outfall line. Modifications to the treatment plant are also being made to improve the quality of the treated effluent. (LCP)

The treatment plant has a capacity of 2.5 million gallons per day (mgd), with current use at about 1.9 mgd or 76% of capacity. There are no current plans for plant expansion however, the plant capacity can be doubled by installing parallel treatment units. (LCP)

Flow rates exceeding 70% of system capacity thus require preliminary facility planning for possible plant expansion. This indicates that the treatment plant is experiencing a Level of Severity II for sewage treatment capacity. The following table summarizes the projected flow rates for the treatment plant, based on the projected population of the communities served. (LCP)

TABLE F (LCP)

PROJECTED WASTEWATER FLOWS
SOUTH SAN LUIS OBISPO COUNTY
SANITATION DISTRICT
(million gallons per day (mgd))

| | 1980 | 1985 | 1990 | 1995 | 2000 |
|------------|------|------|------|------|------|
| Wastewater | | | | | |
| Flow (Mgd) | 2.13 | 2.37 | 2.59 | 2.83 | 3.09 |

Source: South San Luis Obispo County Sanitation District.

C. SCHOOLS

The San Luis Bay Planning Area is served by two school districts, the San Luis Coastal Unified School District and the Lucia Mar Unified School District. Students from Avila Beach and portions of Pismo Beach attend school in the San Luis Coastal District, while the remaining students attend Lucia Mar schools. (LCP)

San Luis Coastal Unified School District

The Bellevue-Santa Fe School, located in Avila Valley provides elementary school facilities, while the junior high and high school aged students attend San Luis Obispo junior and senior high schools. A review of district facilities indicates there will be ample capacity in the elementary school beyond the year 2000. A similar situation exists for the junior high school facilities. (LCP)

The capacity of the high school is presently being exceeded, however, the enrollment is declining and projected to continue downward until about 1985. The declining enrollment in the near future will then provide some capacity for the upward enrollment trend that is expected to follow. Based on these factors the high school facilities are now experiencing a Level II deficiency but the situation can be expected to improve in the near future. (LCP)

Lucia Mar Unified School District

The Lucia Mar District provides school services to all portions of the planning area except for the northerly portion within the San Luis Coastal District. Lucia Mar also covers the rest of the South County and extends many miles east of the San Luis Bay planning area. (LCP)

The Lucia Mar District has been experiencing deficiencies for a number of years. The expanding population has led to over-crowding in some schools, while other facilities are deficient in meeting program needs. The district recently prepared a detailed evaluation of its facilities ("Lucia Mar Unified School District Long Range Development Plan 1977-90," Stuhr, Dodson, Foster & McClave, 1978) that indicates the problem is a serious one. The proposed major developments in the Five-Cities area, especially in the city of Arroyo Grande, could further impact the situation. (LCP)

TABLE G (LCP)

ENROLLMENT PROJECTIONS AND FACILITY CAPACITIES LUCIA MAR UNIFIED SCHOOL DISTRICT

| SCHOOL | ENROLLMENT ¹ | | PROJECTED ENROLLMENT ² | | | FACILITY CAPACITY ³ |
|--------------------|-------------------------|-------|-----------------------------------|------|------|-----------------------------------|
| | 78-79 | 79-80 | 1980 | 1985 | 1990 | |
| Branch Elem. | 195 | 208 | 210 | 246 | 247 | 210 |
| Grover City Elem. | 383 | 368 | 456 | 509 | 560 | 390 |
| Grover Hts. Elem. | 286 | 275 | 457 | 508 | 570 | 330 |
| Harloe Elem. | 434 | 412 | 447 | 600 | 690 | 480 |
| N. Oceano Elem. | 430 | 435 | 266 | 306 | 338 | 480 |
| Oceano Elem. | 403 | 381 | 266 | 306 | 338 | 480 |
| Ocean View Elem. | 384 | 417 | 434 | 487 | 510 | 450 |
| Shell Beach Elem. | 224 | 190 | 382 | 422 | 485 | 330 |
| Judkins Intermed. | 476 | 426 | 510 | 600 | 684 | 510 |
| Paulding Intermed. | 585 | 520 | 719 | 825 | 900 | 600 |
| A.G. High School | 2217 | 2026 | 2217 | 2565 | 2843 | 2250 |

1. Enrollment figures per Lucia Mar Business Office, based on average daily attendance for the last day of the school year.
2. Projected enrollments per "Long Range Development Plan, 1977-1990," Stuhr, Dodson, Foster, McClave, 1978.
3. Capacity based on criteria in Long Range Development Plan (1978).

A review of enrollment figures, enrollment projections and facility capacities indicates many of the schools serving the San Luis Bay Planning Area are already experiencing a Level II deficiency. Table G summarizes the enrollment and capacity figures for the various schools. (LCP)

It should be noted that both North Oceano School and Oceano School have in recent years enrollment levels that exceed the district's projections for 1990 enrollment at these two schools. Both schools experienced substantial enrollment increases in recent years that have greatly reduced their capacity. Both schools are now experiencing a Severity Level II. (LCP)

The critical population thresholds for each school vary, based on the service area of the particular school. For this reason the assessment of severity levels is based on the capacity of the individual school, rather than the total population of a community or of the larger Five-Cities complex. All of the schools, except for Oceano and North Oceano Elementary Schools, are expected to be experiencing a Severity Level III within the next year or two. (LCP)

Some of the cities in the planning area have enacted development fees to be used for supplying the needed school facilities. The county should also work with the school district to accurately determine the level of over-crowding and the county should concur with the school board's finding of over-crowding. Fees could then be collected from development proposals in the unincorporated portions of the planning area to further assist in meeting the school needs. (LCP)

TABLE H (LCP)

LEVELS OF SEVERITY
LUCIA MAR UNIFIED SCHOOL DISTRICT FACILITIES
SAN LUIS BAY PLANNING AREA

| School | Estimated Year of Attainment | | |
|---------------------------|------------------------------|----------|-----------|
| | Level I | Level II | Level III |
| Branch Elementary | - | 1975 | 1980 |
| Grover City Elementary | - | 1975 | 1980 |
| Grover Heights Elementary | - | 1975 | 1980 |
| Harloe Elementary | - | 1977 | 1982 |
| N. Oceano Elementary | - | 1979 | 1981 |
| Oceano Elementary | - | 1979 | 1981 |
| Ocean View Elementary | - | 1977 | 1982 |
| Shell Beach Elementary | - | 1975 | 1980 |
| Judkins Intermediate | - | 1975 | 1980 |
| Paulding Intermediate | - | 1975 | 1980 |
| Arroyo Grande High School | - | 1976 | 1981 |

D. ROADS/CIRCULATION

U. S. 101 and State Highways 1 and 227 are the main corridors providing access to and through the San Luis Bay Planning Area. These roadways are experiencing increased traffic volumes due to local growth and development, as well as increases due to recreational uses in the coastal

zone. A 1978 study by the Regional Transportation Planning Agency (RTPA) entitled "Regional Study of the Access to the Coast of San Luis Obispo County" estimates that the portion of Highway 1 between Pismo Beach and Grover City may be approaching maximum peak hour capacity by 1995. A 1979 study by the RTPA entitled "Coastal Access of Pismo Beach," evaluated U.S. 101. The study projects that the roadway will be very near Level of Service (LOS) "E" by 1995 if adequate surface street improvements are not made in the cities of Pismo Beach, Grover City and Arroyo Grande. These improvements would consist of an adequate system of collector and local streets to divert local traffic off of the highway. This is particularly important in the largely undeveloped areas of Pismo Beach and Arroyo Grande in the vicinity of Oak Park Boulevard. (LCP)

The RTPA study also identifies several local and county roadways that may experience traffic deficiencies. Grand Avenue from U.S. 101 to the beach is expected to near its capacity by 1995 but the conflict could be resolved with such measures as eliminating parking during peak hours and sequential signaling, rather than additional improvements. Avila Road from San Luis Bay Drive to the Avila Beach townsite is the only roadway in the planning area experiencing a definite capacity problem. The present capacity of Avila Road is 744 vehicles per hour, based on Level of Service (LOS) "C" operation, and 1,600 vehicles per hour based on LOS "E" operation. Recent traffic counts have indicated a peak hour traffic volume as high as 1451 vehicles (90% capacity). In addition to increased vehicle traffic, bicycle traffic on Avila Road has increased to the point of creating an obstacle for motorists and a safety hazard for cyclists. A proposal to construct a separate bikeway along San Luis Obispo Creek would alleviate some of the problems but the project has been stalled indefinitely. (LCP)

Based on present traffic characteristics and physical conditions, a Severity Level II deficiency appears to exist on Avila Road. In order to increase the traffic carrying capacity of the roadway, consideration should be given to installing left turn-lanes at the intersection of Avila Road and San Luis Bay Drive, and also at Avila Road and Cave Landing Road. Construction of a separate bikeway should also be undertaken as soon as possible. Implementation of a transit system from San Luis Obispo and Five-Cities areas could also help reduce peak hour congestion. (LCP)

CHAPTER 6: LAND USE

The LUE's official maps separate the planning area into land use categories, which define regulations for land uses, density and intensity of use. Land use "programs" at the end of this chapter recommend actions by the county or other public agencies. Chapter 8 contains development standards related to the land use categories to assist in guiding planning area development. Standards define actions required for new development to achieve consistency with the general plan. (LCP)

A. RURAL AREA LAND USE

The rural area includes all lands outside of the urban reserve lines for Avila Beach, Pismo Beach, Arroyo Grande, Grover City and Oceano. The primary land use is agriculture, with the steeper hillsides providing some grazing capabilities and serving as watershed lands. (LCP)

Rural Lands

Areas identified as Rural Lands are primarily those of steeper terrain and dense vegetation. Uses are generally grazing or other non-intensive agriculture. These areas include Irish Hills, Indian Knob, the Price Canyon/Ormonde Road area, and the hillsides that form the coastal backdrop above Highway 101. (LCP)

In the Irish Hills there are many areas of U.S. government ownership (BLM) and the remaining private holdings occur primarily in large ownership patterns. Access to most of these lands is extremely limited. There are no public roads and none are being proposed. These lands should be developed to retain their natural quality to the maximum extent possible. (LCP)

The Rural Lands adjacent to Highway 101, north of the San Luis Bay Drive interchange, provide a scenic backdrop that divides the adjacent San Luis Obispo area to the north from the urbanized coastal area of Pismo Beach to the south. These rural lands also provide a backdrop for the Squire Canyon rural residential area and extend further south to form the steeply rising backdrop for the city of Pismo Beach. Ownership patterns are primarily in large acreage parcels and should remain so, to retain their natural character. Development proposals in the Irish Hills should also comply with state and federal regulations to maintain the required low population standards around the Diablo Canyon Nuclear Power Plant. (LCP)

Rural Lands in the Price Canyon/Ormonde Road area are also primarily steep brush-covered hills, but they are also the site of extensive oil field development. The terrain, vegetation and existing development do not make this area appropriate for intensive residential uses for the short-term. During the short-term, interim agriculture uses would be appropriate, but should not preclude the proposed extraction of

TABLE I (LCP)

LAND USE CATEGORY ACREAGES
SAN LUIS BAY PLANNING AREA

| LAND USE CATEGORIES | RURAL | ARROYO GRANDE | ARROYO GRANDE FRINGE | AVILA BEACH | OCEANO | PISMO BEACH | TOTAL |
|------------------------------|--------|------------------|-------------------------|----------------|--------|----------------|--------|
| Agriculture | 19,048 | - | - | - | 50 | 136 | 19,594 |
| Rural Lands | 23,654 | | - | 175 | - | - | 22,829 |
| Recreation | 358 | - | - | 359 | 15 | - | 732 |
| Open Space | 2,688 | - | - | 1,206 | - | - | 3,894 |
| Residential Rural | 1,382 | - | 3,585 | - | - | - | 4,967 |
| Residential Suburban | 782 | - | 2,865 | 342 | - | - | 3,964 |
| Residential Single Family | - | 25 | - | 21 | 338 | - | 384 |
| Residential Multi- Family | - | 13 | - | 29 | 280 | - | 322 |
| Office and Professional | - | - | - | - | | - | - |
| Commercial Retail | - | | - | 48 | 26 | - | 79 |
| Commercial Service | - | 21 | - | - | 32 | | 53 |
| Industrial | - | - | - | 110 | 78 | - | 188 |
| Public Facilities | 1,286 | - | - | 94 | 83 | - | 1,463 |
| TOTAL ACRFS | 49,533 | 64 | 6,450 | 2,384 | 902 | 136 | 59,469 |

resources. Long-term use would be rural residential. Extraction operations must be performed in a manner that will stress re-use of the land, and protect the visual quality to the maximum extent possible. Development proposals for open pit mining to extract oil from the surface geology would not be appropriate. (LCP)

Agriculture

Agriculture has historically been, and still is, the most widespread use of land in the county. Agricultural practices of varying degrees of intensity involve substantial portions of this planning area and any appreciable loss in farm acreage should be avoided. A substantial portion of lands in the Agriculture category are under Agricultural Preserve Contract and the uses are predominantly rangeland in the Irish Hills and Indian Knob areas. (LCP)

The rich farmlands of the Cienega and Arroyo Grande Valleys should be protected exclusively for agricultural uses. Other uses are not appropriate, with the exception of roadside stands for sale of products grown on-site. The parcel sizes are generally large and lands are intensively used for raising truck crops. There are very few residences in the Cienega Valley and breakdown of these properties for residential uses should not be allowed. These farmlands depend on the locally available groundwater for irrigation and should be assured a continued adequate water supply. (LCP)

Residential Rural

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

Recreation

With two exceptions, all of the areas recommended for recreational uses are located within Urban Reserve Lines and are discussed within those portions of this text. The first exception is an area located in Castro Canyon, adjacent to Highway 101 north of San Luis Bay Drive. It offers good potential for development of overnight campground accommodations, rather than a destination-type facility. The various other campgrounds located in the planning area also experience overcrowding during peak use periods and a development of the type proposed could provide some additional spaces. The facility should be adequately screened from view from the adjacent highway and the design should be rustic in nature to be in keeping with the adjacent Rural Lands. Provisions would also have to be made for development of on-site water supply and sewage disposal facilities. Incidental commercial facilities should be held to a minimum and be located entirely within the proposed development. (LCP)

The second area designated Recreation is located at the southwest corner of the planning area, in the Cienega Valley, at the westerly end of Garden Street. The site lies west of Los Berros Creek and south of Arroyo Grande Creek at the edge of the sand dunes. The site has been approved for a recreation trailer park, subject to Development Plan approval. (LCP)

It is possible that the State may acquire additional land adjacent to Montana de Oro State Park at the northwest corner of this planning area. If park expansion does occur, the Land Use Element should be amended to designate the expansion area in the Recreation Land use category. (LCP)

Public Facilities

The only area designated Public Facilities is Diablo Canyon, the site of the Diablo Canyon Nuclear Power Plant. The designation includes the plant site property and the leasehold area controlled by Pacific Gas and Electric Company. This land use category should not be expanded beyond its present property. (LCP)

B. AVILA BEACH LAND USE

For ease of discussion the land uses in the Avila Beach Urban Area are divided into four Sections: Avila Beach, including the Port San Luis Harbor District; San Luis Bay Estates; Pirates Cove; and Avila Valley. (LCP)

AVILA BEACH

This area includes the townsite of Avila Beach, the Union Oil Company property and the Port San Luis Harbor District lands. This total area is contained within the Urban Services Line. (LCP)

Residential Multi-Family

Existing development is primarily residential, with the majority of structures being single-family residences or duplexes. There are also several motel units that are rented as apartments fall through spring. Many of the residences are older structures and are in run-down condition that detract from the visual quality of the community. Some new apartments have also recently been constructed. (LCP)

The character of Avila Beach will continue to be that of a resort recreation community. It is also expected that the residential type will continue to be single-family and duplexes on small lots, with the net resultant density being that of multiple residential. New development proposals for multiple family dwellings must be

consistent with the total community character and also be responsive to the varied terrain and viewsheds of existing development. (LCP) Because of the differing terrain it is recommended that development occur at two different densities. Lots fronting on San Miguel Street, north of Second Street, have low slopes and are flanked by a steep embankment to the east. These lots are recommended for a low density, not to exceed 15 units per acre. The remaining multi-family areas in town have varied slopes and are recommended for higher densities, up to 38 units per acre. In these areas particular attention should be given to individual site characteristics, views, and visual impacts from the rest of town. Even though this plan designates only a small Residential Single Family area within the community, it is expected that individual residences will continue to be scattered throughout; the Residential Multi-Family designation is not intended to preclude the single family home. (LCP)

Residential Single Family

The only area designated as Residential Single Family is bordered on the north by San Luis Street, on the west by San Antonio Street, on the south by First Street, and on the east by the Union Oil Company industrial lands. (LCP)

Commercial Retail

The Central Business District (CBD) is concentrated within the blocks between Front and First Streets, extending from San Juan to San Rafael Streets. The existing uses are varied and include bars, restaurants, a mobilehome park, motels, auto repair, grocery and several residences. (LCP)

The commercial establishments provide for residents daily needs, but are most heavily dependent on the recreation/tourist trade for their continued economic survival. Residents must travel to other communities for major retail purchases. Existing development suffers from many ailments, such as: inadequate and inconvenient parking; vehicular/pedestrian conflicts; an undesirable mixture of tourist, service and retail commercial uses that result in inconvenience and congestion, especially during vacation periods and high visitor weekends; lack of and unifying architectural theme. Many of the structures and grounds are in an unkempt, run-down condition. (LCP)

Future commercial development should continue to emphasize the resort commercial uses. Attention should be given to establishing some type of unifying theme through building facade treatment and landscaping techniques. Resolution of the traffic circulation and parking conditions should also be stressed. Proper delineation of roadway, parking and pedestrian areas can also lessen some of the present adverse conditions. Improved public parking adjacent to the commercial areas, coupled with pedestrian walkways to the beachfront,

will also benefit the commercial establishments. Traffic congestion might even be further lessened if, in the future, the proposed Pacific Coast Light Railway (a tourist concession) could be extended from Avila Valley to the Avila townsite and provide a shuttle-type service that would permit parking of cars in the outlying areas rather than in town. (LCP)

Recreation

Avila Beach State Park, considered one of the best swimming beaches in the county, extends the full length of Front Street. The park has restrooms, picnic facilities and some playground equipment, and the Avila Pier is a public pier used for fishing. Both the beach and pier are owned by the state, but facilities are operated and maintained by the San Luis Obispo County. (LCP)

In the future, better pedestrian access should be provided between the beach and parking facilities located on the perimeter of the CBD. The old Pacific Coast Railroad right-of-way could be utilized by the proposed Pacific Coast Light Railway to connect Avila Valley to Avila Beach recreation resources. The railway is also proposed for ultimate extension out to Port San Luis and could serve not only as a tourist attraction, but could become an important aspect of the area's circulation system. (LCP)

Public Facilities

This land use category is applied to lands along Harford Drive owned by the Port San Luis Harbor District. The lands owned by the harbor district are proposed for a wide variety of recreational uses, to be constructed in phases over a period of several years. (LCP)

Figure 2 shows the types of uses that might be developed as part of the Harbor Improvement Project. Uses contemplated are berthing for commercial and pleasure craft, boat repair, auto and boat trailer parking, and a restaurant, all of which would be compatible with the harbor character. (LCP)

Due to the unknown nature of crew base requirements at this time, any such improvements will require amendment to the harbor plan and county development plan approval based upon the criteria identified in the Avila Beach Urban Area Programs and Standards (Chapter 8). (LCP)

The district has also acquired additional property at the northeast corner of Harford Drive and the PG&E access road, which they intend to develop as a supplemental boat storage and parking area to serve future harbor development. A little further east of this site is

an existing 41 space trailer park. This use of these properties is being phased out. (LCP)

The Public Facilities category also applies to the county-owned parking lot north of First Street. This should be up-graded and integrated into the future recreational uses along Avila Road, especially the proposed light railway. (LCP)

Industrial

This land use designation is applied to the Union Oil Company property adjacent to the easterly edge of the townsite, and to the company pier west of San Luis Obispo Creek. The site of approximately 120 acres is located on a large hill overlooking the town and has been used for many years as a site for Union Oil's tank farm for petroleum storage. Tankers presently handle oil cargoes at the existing pier located west of town. The pier carries pipelines that connect to the tank farm site. Both refined and crude oil are handled through the tank farm and it is the main supplier to the Union Oil Company refinery located on the Nipomo Mesa. The tank farm is a major visual feature of the community as it overlooks and can be seen from all points of the community. (LCP)

The storage site is relatively flat, with slopes of 0-15%, but this turns to rather steep cliffs on all sides of the site with over 30% slopes. There are approximately 12 major storage tanks on the flat section of the site with small tanks and accessory buildings (i.e., water tanks, truck loading facilities) scattered throughout. The property is fenced and access is restricted to Union Oil Company officials. The entire Petroleum Bulk Terminal Facility is recognized as a substantial and historical use. Future utilization of the site, however, should not infringe on the steep wooded slopes along the northern perimeter above Avila Road or damage the bluffs along the waterfront. Union Oil maintains their own sewage disposal system and fire protection facilities, but receives water from the Avila Beach County Water District. If a multi-purpose special district is formed in the future, consideration should be given to the district providing services, since the property is included within the urban services line. (LCP)

SAN LUIS BAY ESTATES

This private development lies north of Avila Road between San Luis Bay Drive on the east and an area west of the mouth of San Luis Obispo Creek, covering approximately 1,050 acres. Only a portion of the development is located within the coastal zone. A conditional use permit was granted in 1967 for development of the property with a recreational/residential community with approximately 1,000 dwelling units grouped in clusters with neighborhood recreation areas. In

addition, the plan called for a "hotel, retail sales and office, golf courses and playgrounds, trailer courts and accessory uses." The ownership also includes a large parcel on the south side of Avila Road not included in the original proposal. This parcel is extremely steep and does not appear to be accessible from any of its frontage along the roadway. The concept proposed and initiated by the developer was to have a private, exclusive residential development. Lots were not to be sold, but were to be developed under long-term leases. The intended lifestyle justified narrow private roads and other deviations from county standards. Facilities constructed by 1980 include the hotel, 18-hole golf course, tennis facilities, private water supply and sewage disposal systems, fire station, private roads, the first unit of a mobilehome park and an office area adjacent to the entrance gate on San Luis Bay Drive. (LCP)

It is expected that this development will remain a recreation/residential community. Each phase of the project will require development plan approval. With continuation as a private community, none of the facilities would be maintained or operated by the county. However, the project may proceed under a different concept with a variety of housing types--modular units, "stickbuilt" single-family homes, or condominiums. An expansion of the existing hotel may be pursued. (LCP)

When an application is submitted for the next portion of development, the proposal should include an overall master development plan for the entire property. The master development plan should establish the development framework for the entire project including the number of units to be allowed, unit locations, the circulation system, how services and utilities would be supplied, etc., as well as assess the project impacts on Avila Valley and Avila Beach. After approval of the master development plan, each phase of the project should be implemented through a development plan application in accordance with the Coastal Zone Land Use Ordinance. (LCP)

Residential Suburban

Development should occur at a net density within the range of the Residential Suburban land use category using the cluster division provisions of the Coastal Zone Land Use Ordinance. This will allow smaller individual lot sizes while providing open space to preserve the highly scenic quality of the property. The area plan maps show schematic location of the clusters. Specific site selection will be determined by the master development plan and individual clusters will then be designed in detail through a development plan application. (LCP)

Commercial Retail

Commercial Retail uses are to occur in a "village" adjacent to the

entrance road, west of San Luis Bay Drive. These facilities should be aimed at meeting the neighborhood needs of the project residents and nearby residents of Avila Valley and should not be developed as a major commercial center. The high visibility of the site requires careful attention to building design, siting, landscaping and signing. (LCP)

Recreation

The Recreation category is applied to San Luis Obispo Creek and to areas containing existing recreational development, including the golf course, tennis courts and hotel facilities. Neighborhood recreation centers could also occur as part of each residential cluster and are not designated in the Recreation category. Even though the property is a private development, the creek bed offers the only area suitable for installing public trails that could connect to both Avila Valley to the east and Avila Beach to the west. The old Pacific Coast Railroad right-of-way also passes through the property and agreements should be worked out that could allow public access to a trail system and also the possible extension of the proposed Pacific Coast Light Railway from Avila Valley to Avila Beach. (LCP)

Open Space

This category is applied to the parcel lying south of Avila Road. The parcel is extremely steep, heavily brush covered and does not appear to have any reasonable access from either Avila Road or Cave Landing Road. The acreage of this parcel should be considered toward meeting the required amount of open space for development of the total project. After a project master development plan is approved, the areas to be preserved in open space should be added into this land use category and the Land Use Element map amended to show those areas. The open space areas should be covered by open space easements or deed restrictions to preserve them in an undeveloped state. (LCP)

PIRATES COVE (Cave Landing)

This area of approximately 221 acres consists of property encompassing the southerly slopes of Ontario Ridge and the bluffs and beaches surrounding Pirates Cove. It is bordered on the west by the Union Oil Company tank farm (within the Avila Beach urban services line) and on the east by the Sunset Palisades residential area of Pismo Beach (within the Pismo Beach urban reserve line). (LCP)

Cave Landing Road extends into the site from Avila Road, but does not provide through access as it is barricaded at the easterly end where it abuts the Pismo Beach city limits. The road is in the county road

system, but is maintained at minimum standards with a narrow pavement width. A narrow strip of land on the uphill side of the road with fairly gentle slopes has been used for cattle grazing in the past, beyond which the steep grassy slopes (30% or greater) extend upward to Ontario Ridge. Below the road, steep, weathered bluffs drop to the beach of Pirates Cove. That beach is a heavily used recreational resource, partially because its relative seclusion and difficulty of pedestrian access supports its use as the only clothing-optional beach in the county. However, the lack of improved access and parking has resulted in considerable elimination of natural vegetation, and resultant erosion along footpaths to the beach and in cliff-top parking areas. The portions of the beach lying below mean high tide line are owned by the Port San Luis Harbor District. (LCP)

The county had previously approved a 1974 program allowing development of 250 condominium units on a 25-acre site at the westerly end of the property near the ridge line. Many conditions were attached to the approval of the projects to mitigate the identified adverse effects. The plan called for a residential village with primary access by cable railway from a private parking structure at the base of the hill along Cave Landing Road; secondary or emergency access would be by a road extending easterly from the village to existing streets in Pismo Beach. The project's environmental impact report noted that the property has severe limitations for building as the soils are extremely subject to slip or slide behavior, especially on steep slopes (above 15-20%) and where drainage allows soil to become saturated. The environmental impact report further delineated approximately 90% of the property as having slopes in excess of 20% and recommends only two areas on the property where the potential for land slips is not high: Ontario Ridge itself, and the southerly end of Mallagh Point at the blufftop overlooking the water. (LCP)

Based on Coastal Act policies, these plans would require substantial modifications to meet Local Coastal Plan concerns including review of service extensions outside existing subdivided areas; geological and archaeological resource protection; recreation and shoreline access opportunities; visual and scenic impacts. Based on those concerns, the property has been designated for Residential Rural land use. A further requirement would be that residential uses should be clustered on the most level portions of the property adjacent to Avila Beach or Pismo Beach. At such time that the county adopts a Planned Development (PD) ordinance, new development should meet this criteria. (LCP)

Future development should be clustered and remain above Cave Landing Road. In the previous development plan, access to Mallagh Point and Pirates Cove was proposed to be restricted to public and private pedestrian use from a public parking area. To preserve the residential character of the Sunset Palisades area in Pismo Beach, no provision should be made for through traffic between Avila Beach and Pismo Beach. In the revised plan, future development of Mallagh

Landing shall be required to ensure that public access will be allowed. Based on the ultimate density of residential development, the plan should provide some improvements for public access. A detailed discussion of these standards is under the Local Coastal Plan (LCP) combining designation (Chapter 7). (LCP)

Recreational use of the area should be retained and a trail system provided rather than allowing continued uncontrolled access and further environmental degradation of the area. Such protection is especially needed in order to protect significant archaeological resources on Mallagh Point. The project environmental impact report previously referenced, made note of these resources and recommended that development not occur on the lower slopes, (particularly along the shoreline) and Mallagh Point. The undeveloped portion of the site (as determined through the Planned Development process) shall remain in Open Space that should be covered by protective easements. Hillside protection is important because they form a major scenic backdrop. (LCP)

AVILA VALLEY

Avila Valley is at the easterly edge of the Avila Beach urban reserve area, about two miles east of Avila Beach. It is bounded on the east by Highway 101, on the south by Ontario Ridge and on the north and west by San Luis Bay Drive. This area was included within the 1972 Avila Valley Specific Plan. However, that specific plan has been repealed in the resolution for adoption of the Land Use Element. (LCP)

The valley has many areas with high open space values and also several areas of hazard lands, primarily flood plains along San Miguelito and San Luis Obispo Creeks and geologic hazard areas on steep slopes. Areas which present a natural hazard should be left in open space or designated for very low intensity uses and development should be located where construction will not destroy natural or scenic values of the site. Areas with high soil erosion hazard, habitat value and scenic value should be retained for open space uses, while limited development is appropriate in areas of moderate environmental and scenic value. Most development should be concentrated in areas of low environmental or scenic impact. (LCP)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

Recreation

The Recreation land use category is applied between Ontario Road and the freeway and includes several existing facilities: the Avila Hot Springs pool and accompanying camper park, and the old Santa Fe School building. The Avila Hot Springs pool should continue as a commercial recreation facility. The adjoining camper park to the

north along Ontario Road cannot expand beyond its present size since the adjacent land is within the floodplain of San Luis Obispo Creek. The developed area also needs to be screened from view from Highway 101 as it is highly visible. Dumping of fill material into the floodplain should also be discontinued. There is also a recreational vehicle and boat storage area southeast of the hot springs pool, along Avila Road, that is entirely visible from the roadway. This area needs to be properly maintained and effectively screened so as to provide a more desirable entrance to Avila Valley. (LCP)

The old Santa Fe School is presently being used as a residence and is rapidly falling into disrepair. The building fronts on an old portion of Ontario Road right-of-way. The school building should become part of the proposed development of the Pacific Coast Light Railway. (LCP)

Sycamore Hot Springs, a historic landmark in the valley, has been approved for substantial remodeling and expansion on about 14 acres at the present location. When completed, the complex will consist of some 50 cabin units, a pavilion, pool, bath house and spa facilities, and increased parking facilities. The remainder of the property is now covered by a scenic easement and there should be no further development of the property. The property to the north across Avila Road should not be used for any expansion of the facilities since most of the land is within the floodplain of San Luis Obispo Creek. However, use of this area for riding/hiking trails or picnics might be appropriate. (Note: This text has been moved to Rural portion). (LCP)

Open Space

The Open Space designation is applied to lands along San Luis Obispo Creek where major emphasis should be on open space uses. These lands are subject to flooding and only low-intensity recreational uses should be permitted and structures should be incidental to major uses. The light railway proposed for Avila Valley would utilize the old Pacific Coast Railroad right-of-way. Development of riding and hiking trails and picnic areas would also be appropriate, but emphasis must be placed on retaining the natural features that are essential to the overall character. The Open Space land use category also includes portions of Tract 699 which calls for creation of a bicycle path along San Miguelito Creek and a bicycle park at the intersection of San Miguelito and San Luis Obispo Creeks. (LCP)

Rural Lands

This designation covers lands lying southerly of Avila Road on the northerly slopes of Ontario Ridge. The area is extremely steep and heavily wooded and provides the southerly definition of Avila

Valley. Any development of these lands should occur adjacent to Avila Road, not on the hillsides. The undeveloped portions of the properties should then be covered by open space easements. (LCP)

C. PISMO BEACH URBAN AREA

As an incorporated city, Pismo Beach is responsible for the administration and planning for all areas within the city limits. The adopted general plan of Pismo Beach is generally reflected in this Land Use Element to ensure coordinated land use planning for areas lying within the Urban Reserve Line and adjacent agricultural lands; however, discussion of Pismo Beach is limited to areas between the city limits and the urban reserve line. Areas within the city limits are mapped only to support understanding of relationships to surrounding land uses. (LCP)

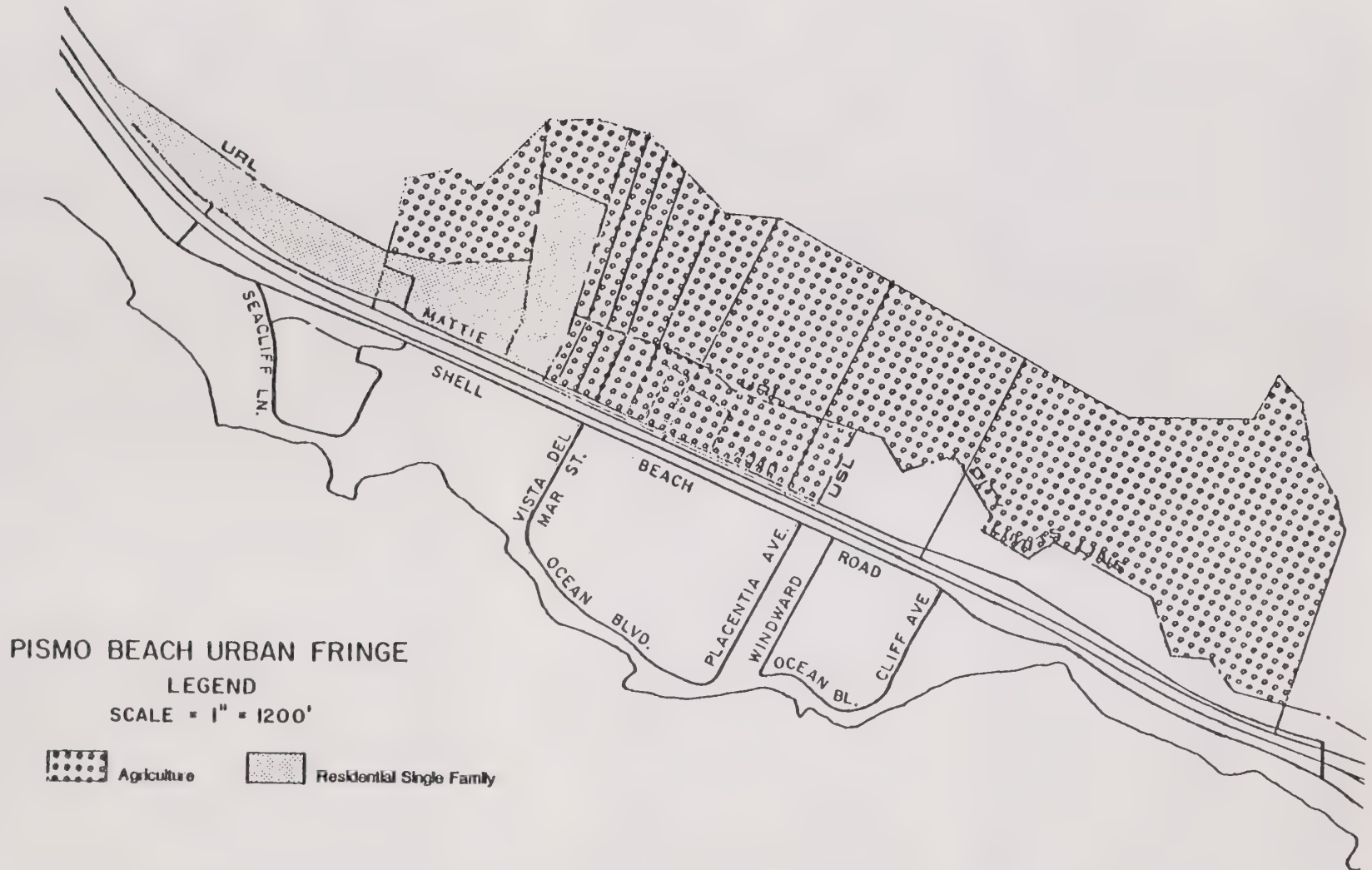
(Because only a small portion of the Pismo Beach Urban Area Fringe lies within the coastal zone, a small location map has been prepared. This map identifies where agriculture and residential development would be appropriate. Recommendations for single-family development within the Pismo Beach urban area can be found in the General Plan for the city of Pismo Beach.) (LCP)

The Pismo Beach urban reserve line is coterminous with existing city limits, except for an area above Mattie Road. There are large undeveloped areas within Pismo Beach that can handle substantial amounts of future growth and can be provided with necessary urban services. Therefore, it is not expected that the city will need to expand into adjacent rural lands in the foreseeable future. (LCP)

Agriculture

The hillside area above Mattie Road within the urban reserve line is shown for the area which schematically represents the portion with slopes exceeding 30%. This shall be the portion of these holdings which are retained in large parcels to maintain the scenic backdrop and agricultural use. Development of the residential uses in the area of slopes less than 30% should occur when city services are available and properties are annexed to Pismo Beach. (LCP)

As a condition of its approval of annexation of a portion of this area, LAFCo required that the 200-foot elevation would be the limit of the city boundaries. This should be the location of the city's urban services line. The remaining hillside portions of these properties should be included in the urban reserve line, but should not be used for determining the allowable density on land below the 250-foot elevation. The hillsides above the 250 foot contour should be kept in open space through deed restrictions or open space easements secured through the city's approval of development projects on the lower portions of the properties. All projects for this area should be reviewed by the city of Pismo Beach to determine conformity with the city's general plan. (LCP)



Recreation

The upland terrace above Highway 101, near the southerly Mattie Road interchange, offers an exceptional view over the Dinosaur Caves. This portion of the coastline, between Shell Beach and the Shore Cliff Inn, is the only undeveloped portion immediately adjacent to the freeway as it passes through this urban corridor. (LCP)

The freeway right-of-way extends above Mattie Road onto the lower slopes of the hills. The property is still under State ownership and is within the city limits. Pismo Beach recently adopted a Scenic Highway Element of their general plan that designates this area for development of a vista point or scenic overlook. This location offers the traveling public a panoramic view of San Luis Bay, extending from Port San Luis on the north to the Nipomo Mesa and Pismo dunes on the south. This is the only location along the coastline where such an opportunity exists, since the freeway turns inland a few miles to the north and south. The Land Use Element does not indicate a particular location for the proposed vista as this will have to be established by a more detailed analysis of the area and development of a coordinated program between San Luis Obispo County, Pismo Beach City and Caltrans. There may be some portion of the terrace that is outside the city limits and if it is appropriate for this type of public use the Land Use Element should be amended to change the land use category to a Recreation designation. (LCP)

D. ARROYO GRANDE

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

E. GROVER CITY

The Grover City urban reserve line does not indicate any areas proposed for expansion of the city, with one exception. There is a small area of Residential Single Family adjacent to the city limits, between Farroll Avenue and the Pike. The urban reserve line also includes the North Oceano School. The 1973 Land Use Element of the Grover City General Plan covers a planning area of 2,694 acres that extends as far south as the Nipomo Mesa and makes land use recommendations for the unincorporated area of Oceano. The general plan notes that while Oceano is not in Grover City, "it is critical to the future development of the community. The city plan also projects a population of 9,100 persons by 1990 and notes that an area of approximately 2,200 acres will be needed to accommodate that population. This would seem to imply that the city envisions annexing substantial areas, and the only direction to turn is towards Oceano; however, the latest revisions to the city plan still do not seem to adequately address this issue. (LCP)

Recent residential development has occurred along the northerly side of The Pike within the city limits of Grover City, west of 22nd Street. There are several large undeveloped parcels in this southerly edge of the city where immediate development pressures are being felt. This has also spilled over to new residential construction south of The Pike in Oceano. It seems to indicate a trend toward development along the common edge of the two communities. (LCP)

F. OCEANO URBAN AREA

The unincorporated community of Oceano occupies the lands bounded by Grover City and Arroyo Grande on the north, the Pacific Ocean on the west, Arroyo Grande Creek on the south and extends easterly to Halcyon Road including the religious community of Halcyon. It is the most southerly community in the Five-Cities area, and while it has many special facilities (i.e., Oceano Airport, Pismo State Beach, which draws over one million visitors annually), the community is heavily dependent on many commercial uses and employment uses located within the larger urban complex. (LCP)

NOTE: ONLY THE AREA WEST OF HIGHWAY 1 IS WITHIN THE COASTAL ZONE.
(LCP)

As was noted in the introduction to this planning area report, there was a 1974 proposal to incorporate Oceano as a city separate from its neighboring cities. The Local Agency Formation Commission (LAFCo) considered and ultimately denied the request. Since then, the situation does not appear to have become more favorable for Oceano incorporation. The ultimate proper solution appears to be a consolidation of the two neighboring cities with Oceano. (LCP)

This Land Use Element concurs with the findings and recommendations of the 1974 Oceano Incorporation Study; it does not appear feasible for Oceano to incorporate. (LCP)

An alternative to Oceano being annexed by either Grover City or Arroyo Grande was the recently created Oceano Community Services District. The community approved formation of the Oceano Community Services District in November 1980. This would allow Oceano residents a more direct voice in their community's affairs and allow Oceano to retain its own identity, at least until a decision can be reached on the future of the larger urban area. The community service district boundary includes all of the area within the urban reserve line and includes two additional low density recreational areas and the Halcyon Agricultural Preserve at the corner of Highway 1 and Halcyon Road. The urban services line is coterminous with the Oceano urban reserve line and full urban services should be provided as the community grows. (LCP)

Residential Single Family

The residential areas of Oceano are a mixture of existing small lots and larger unsubdivided parcels. The main portion of town, east of Highway 1, was subdivided many years ago into lots of 3,500 square feet, but most have since been combined into multiple ownership patterns to create new housing areas in the community. The remaining unsubdivided properties around the community should be developed using full subdivision standards. (LCP)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

Continued attention needs to be given to upgrading and improving the existing developed areas. There are still instances of junk accumulation and litter around many properties that detract from the overall community appearance. The appearance can also be improved by upgrading local streets with adequate paving and the installation of curbs, gutters and sidewalks. (LCP)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

Residential Multi-Family

Higher residential densities are proposed for three sections of the community. The first is the area lying east and north of Highway 1. It contains deteriorating housing and as these structures become obsolete they should be replaced with multiple family units. Multiple units should be held to a minimum so as to not hinder traffic movements. The multiple family proposed along the east side of 22nd Street and the north side of Highway 1 will provide a buffer to adjacent single family areas. However, future project approvals for multiple family units must include adequate screening, fencing, landscaping and lighting controls so as to not adversely effect the neighboring single family areas. (LCP)

Since there is not an area in the community designated for office and professional uses, it is expected that these uses will be integrated into the multiple family area. These should be located close to the downtown retail commercial area, rather than at the periphery adjacent to single family residential areas. (LCP)

The second area proposed for multiple family uses lies south of Highway 1, east of 22nd Street. In recent years this area has been committed to development of mobile home and recreational vehicle parks and it should continue to build-out in this manner. In no case, however, should these uses be allowed to expand beyond Arroyo Grande Creek. As future projects develop they should also not adversely effect the creek channel and dike area. Signing should be held to a minimum along the highway frontage and all projects should be thoroughly fenced, screened and landscaped. (LCP)

The third area proposed for Residential Multi-Family is the Oceano Beach area west of Highway 1. The area west of Highway 1 is proposed for Residential Multiple-Family. The original subdivisions created lots averaging 3,000 square feet in size. Many of these lots are held in common ownership, but many are also in single ownership. West of 1st Street, single family homes are being built on these lots and the area should continue to develop this way. The end result will be a neighborhood with multiple family density, but comprised mainly of single family homes. Some of these lots are located within or adjacent to the sensitive wetland of the Oceano Lagoon. Development of these lots for residential use will require review by a qualified biologist to determine the extent of the wetland habitat and appropriate site location for new structures. The area west of Railroad Avenue contains many small lots and most of the duplex and multiple units are located here. There are also motel and beach cottage units in this area. This entire area is expected to continue to serve vacation homeowners and renters, however, as this area develops, the conflict with vehicles headed for the beach will increase. Roosevelt Drive is a major access route onto Pismo State Beach and on a busy weekend there are already serious traffic problems. As Oceano Beach develops careful attention must be given to upgrade and maintenance of the neighborhood appearance. This can be accomplished by removal of dilapidated beach cottages, paving of streets, and establishing some landscaping adapted to the nearshore location. (LCP)

Commercial Retail

Central Business District

The Central Business District (CBD) is located along the easterly side of Highway 1, from 13th Street south to 22nd Street. The area is generally in poor physical condition and lacks any identity as a strong commercial core area. Physical problems confronting the CBD include: 1) angular street intersections with Highway 1; 2) small block size that could lead to circulation problems as the area grows; 3) the "strip" or linear configuration that tends to string uses out along Highway 1; 4) poor visual appearance of the CBD due to deteriorating and architecturally dissimilar buildings and inadequate street improvements and maintenance. (LCP)

The Oceano CBD is expected to remain at a competitive disadvantage when compared to either Grover City or Arroyo Grande. However, its stature can be greatly improved by orienting goods and services to meeting the convenience needs of Oceano residents. The recent addition of a larger grocery store at the corner of Highway 1 and 21st Street will begin to meet such needs for nearby residents. As the CBD develops the businesses should be oriented towards Highway 1 with nearby off street parking provided. Emphasis should be on creating an informal shopping area that is accessible by both automobiles and pedestrians. (LCP)

Oceano Beach

The beach oriented commercial area is divided into two sub-areas, one along Highway 1 and the other west of the county park along Roosevelt Drive. The area along Highway 1 presently contains a restaurant, as well as some residences and undeveloped land. As the major access to the beach, the area should develop with recreation oriented commercial uses that do not compete with everyday convenience commercial uses in the CBD. Commercial uses should also provide an attractive entrance to the beach area. Signing should not create a "neon strip" along the highway frontage. Uses should be designed so parking is contained on-site and effectively landscaped along the roadways and where commercial uses abut the residential uses. (LCP)

The commercial area west of the county park includes such uses as restaurants, taverns, beach equipment sales and rentals, and rental cottages. This area suffers from some of the same problems as the CBD, namely inadequate street improvements, dilapidated beach cottages and commercial structures, and also traffic congestion during heavy use periods. (LCP)

Commercial Service

Three areas are proposed for Commercial Service uses. The first lies south of Highway 1, east of the railroad. Existing uses include an automotive repair shop, some older housing, some small agricultural plots and vacant land. This should develop into heavier service uses but will need to be upgraded as it develops. (LCP)

The second Commercial Service area lies west of The Pike/13th Street intersection. This area has recently began developing into a light industrial park type setting. The uses include light manufacturing firms. Adequate street improvements have been installed and the area is expected to further develop with similar uses. (LCP)

The third area proposed for Commercial Service uses is on the west side of the railroad, along Railroad Avenue. A mini-warehouse complex has recently been built here, but other uses are vacant land and some scattered residences in deteriorating condition. Future development should provide for as few access points onto Railroad Avenue as possible and proposed uses should be those requiring access to railroad shipping, if possible. Proposed uses might also be oriented to the nearby beach recreation area. None of the areas proposed for service uses should be allowed to develop with hotel/motel uses that would compete with similar uses to be located near the beach. (LCP)

Industrial

Present industrial uses are confined to the area adjacent to the railroad where there are produce packing companies and supporting ice manufac-

turing, crate assembly and storage and railroad shipping facilities. (LCP)

Industrial expansion can occur southerly to Arroyo Grande Creek. The area is largely undeveloped, but it is served with water and sewer facilities and is effectively separated from the residential portions of the community. Future uses in this area must not be in conflict with nearby Oceano Airport. Commercial Retail or Commercial Service uses should not be developed within the Industrial designation, as there is no other area in the community that is appropriate for establishing industrial uses. (LCP)

Recreation

Pismo State Beach is immediately adjacent to the Oceano urban area and provides trailer and campsites located between the protective beach dunes and Oceano lagoon. It is so popular that it is filled to capacity year-round. The beach front environment provides for many activities, including swimming, surfing, sun-bathing, clamming, fishing, hiking and camping. Oceano is also one of the major gateways for dune buggy and beach driving, with Pier Avenue the major access route. Vehicle use of the beach and dunes has led to many conflicts between recreation users of the area. There is a need to prohibit camping on the beach and also to provide adequate sanitary facilities, including refuse and litter control. (LCP)

Oceano County Park has facilities for family picnics and outings on weekends. However, a neighborhood park site should be reserved in the easterly portion of the community to better meet resident needs. (LCP)

Facilities might include a youth recreation center, a senior citizens center and a public swimming pool. (LCP)

The Recreation category is also applied to the existing recreational vehicle park and storage area located between Highway 1 and the railroad. This use needs to be more effectively screened from the highway and the railroad right-of-way. This use should not be further expanded beyond its present limits. (LCP)

Public Facilities

This land use category is applied to the cemetery located at the southeast corner of The Pike and South Elm Street; Oceano Elementary School; the fire station at the corner of 13th Street and Highway 1; the Oceano County Airport; the South County Sanitation District wastewater treatment plant, and other public facilities. (LCP)

As noted previously, the Lucia Mar Unified School District is currently reevaluating its facilities and future district-wide needs. In the past the district has recommended expanding Oceano Elementary School to a full grammar school. This would allow North Oceano School to be converted to a junior high school. These still appear to be appropriate recommendations. (LCP)

Oceano County Airport is expected to remain a recreational airport. The future level of improvements to the facility should be compatible with such use and should be in accordance with the adopted Oceano Airport Layout Plan. (LCP)

G. PLANNING AREA LAND USE PROGRAMS

"Programs" are non-mandatory actions or policies recommended by the Land Use Element to achieve community or areawide objectives identified in this area plan. The implementation of each LUE program is the responsibility of the community, through the county or other public agency identified in the program itself. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program by the county should be based on consideration of community needs and substantial community support for the program and its related cost. (LCP)

The following programs for the San Luis Bay Planning Area are grouped under the names of communities or rural areas, and then under land use categories or other location headings to identify specific areas where they each apply. (LCP)

RURAL AREA PROGRAMS

The following programs apply to the portions of the San Luis Bay Planning Area outside of urban and village reserve lines in the land use categories listed. (LCP)

Areawide

1. Agricultural Preserves. The county should continue to encourage owners of eligible lands to participate in the agricultural preserve program. (LCP)
2. Viewshed Protection - Pismo Beach Urban Fringe The city of Pismo Beach should ensure that new development does not obstruct the coastal views from Highway 1 near Ontario Ridge. (LCP)

Rural Lands

3. Viewshed Protection. The county should work with property owners toward continuing preservation of natural ridgeline profiles and scenic backdrops through open space agreements, contracts, or other appropriate instruments along the Highway 101 corridor. (LCP)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

AVILA BEACH URBAN AREA PROGRAMS

The following programs apply within the Avila Beach urban reserve line to locations in the land use categories listed. (LCP)

Commercial Retail

1. Central Business District Design Plan. The Planning Department should work with the community, community services district and individual property owners to prepare a CBD design plan to establish desired improvement and development standards for the CBD and adjacent public facilities, including the beachfront. The plan should include criteria for siting structures, building materials, signing, setbacks, landscaping, parking, pedestrian access to both the beach area and commercial areas, and lighting. The plan should also incorporate recommended procedures for implementation, including any necessary changes to the Land Use Element. (LCP)
2. Parking. The county should work with property owners toward development of adequate parking facilities needed to serve the downtown and beach areas. (LCP)

Industrial. The following programs apply to the Union Oil marine terminal and tank farm. (LCP)

3. On-Shore Pipeline Alternative. The county should encourage expansion or construction of onshore petroleum pipelines when and where feasible in lieu of any expansion of marine terminal facilities or operations. (LCP)
4. Storage Tank Relocation Study. The county should request a Coastal Energy Impact Program (CEIP) grant to evaluate costs and alternatives for relocation of the storage tank facilities to a less visually obtrusive and potentially hazardous location. (LCP)
5. Abandonment of Pier. At such time as the Union Oil Pier is no longer needed for petroleum operations, the county, the State Department of Parks and Recreation or other public agency should be offered the right of first refusal if the pier is determined appropriate for recreational use. (LCP)
6. Onshore Pipeline. The county should encourage the State to study extending the onshore pipeline being proposed to service offshore oil development in the Santa Barbara Channel and northern Santa Barbara County, northward to intercept oil presently being exported through Port San Luis. (LCP)

Public Facilities. The following program applies only to the Port San Luis Harbor District. (LCP)

7. Future revisions to the harbor master plan should be based upon the following priorities:

Priority I: Coastal-Dependent Uses (LCP)

Commercial fishing and related mariculture/aquaculture

Sport fishing

Recreational boating and other oceanfront recreational uses

Energy-related facilities

Priority II: Coastal-Related Uses (LCP)

Other visitor-serving retail commercial uses and other coastal-related uses

Priority III: Other Uses (LCP)

Other uses which are neither coastal dependent or related.

Priorities and policies of the California Coastal Act shall be considered in all harbor development. Prior to approval of any use which is not coastal-dependent the harbor district shall make a finding that adequate resources and services have been reserved for all coastal dependent uses proposed in the master plan. (PSL Policy C-3) (LCP)

8. The county should pursue coordinated review of any harbor improvement plans with the California Coastal Commission, the U. S. Army Corps of Engineers, the California Department of Water Quality Control Board and the Port San Luis Harbor District to ensure a timely response to the proposed project and incorporation of the concerns of each of these agencies into the approval of the development plan. (LCP)

Recreation

9. Avila Beach . Future recreation uses at Avila Beach should be compatible with the CBD plan when that plan is adopted. (LCP)
10. Floodplains. The county Engineering Department should work with owners of developing properties to acquire protective easements over floodplain areas. (LCP)
11. Pacific Coast Light Railway. The county should assist the railroad operator in acquiring right-of-way to extend the proposed Pacific Coast Light Railway from Avila Valley through

Avila Beach. The old Santa Fe School building east of Ontario Road should be incorporated into the proposed railroad facilities development. (LCP)

12. Screening. The county should work with property owners and the State Department of Transportation to initiate a program to landscape and screen existing and proposed recreational uses from view of U.S. 101 and to remove unsightly fill from San Luis Obispo Creek. (LCP)
13. Avila Pier. At such time as the county proposes to abandon the Avila pier, the Port San Luis Harbor District shall have the first right of refusal. (LCP)

GROVER CITY URBAN AREA PROGRAMS

The following programs apply within the Grover City urban reserve line to locations in the land use categories listed. (LCP)

Communitywide

1. Annexation. Properties north of the Pike should be annexed to Grover City prior to approval of development requiring urban services. (LCP)

OCEANO URBAN AREA PROGRAMS

The following programs apply within the Oceano urban reserve line to locations in the land use categories listed. (LCP)

Communitywide

1. Street Improvements. The county Engineering Department should work with property owners and LAFCo to establish assessment districts for the installation of urban street improvements, including curbs, gutters, sidewalks and street trees, in residential areas. (LCP)
2. Community Improvement. The county should work with property owners and community groups to seek grants and other funding sources to assist property owners in making needed improvements to their residences or place of business. (LCP)

Commercial Retail

3. Central Business District Plan. The Planning Department should work with the community and individual property owners to prepare a CBD plan to establish improvement and development standards for the CBD. The plan should include specific criteria and recommended implementation procedures (including any necessary LUE changes) for the following: (LCP)

- a. Siting of structures, building materials, signing, landscaping, parking and lighting. (LCP)
- b. Rehabilitation of existing commercial uses and facades. (LCP)
- c. Placement of utilities underground throughout the CBD. (LCP)

Recreation

4. Pismo State Park. The county should encourage the State to provide the following facilities and services in Pismo State Park: (LCP)
 - a. Expand and improve parking areas, establish restrooms and trash and litter disposal areas. (LCP)
 - b. Develop a coordinated program between the State and county to effectively supervise beach activities and to maintain the beach areas in a safe and sanitary condition. (LCP)
 - c. Establish an RV sewage disposal station at a location satisfactory to the South County Sanitation District and the county Health Department. (LCP)

PISMO BEACH URBAN AREA PROGRAMS

The following programs apply within the Pismo Beach urban reserve line to locations in the land use categories listed. (LCP)

Recreation

1. Vista Point. The county Engineering Department should work with the State Department of Transportation and the city of Pismo Beach to develop a scenic overlook or vista point on the upland terrace above the southerly intersection of Mattie Road and Highway 101. On-site structures should be limited to public restrooms, information kiosks and similar uses. (LCP)

340k/1577k2
12/28/87

CHAPTER 7: COMBINING DESIGNATIONS AND PROPOSED PUBLIC FACILITIES

A. COMBINING DESIGNATIONS

Combining designations are special overlay land use categories applied in areas of the county with potentially hazardous conditions or special resources, where more detailed project review is needed to avoid or minimize adverse environmental impacts or effects of hazardous conditions on proposed projects. The following areas are subject to special combining designations. In some cases, specific standards have been adopted for an area where a combining designation is applied. These standards are found in Chapter 8 (Planning Area Standards), and apply to development proposals in addition to the standards of Chapter 23.07 of the Coastal Zone Land Use Ordinance. (LCP)

Coastal Terrace of Irish Hills (SRA) - The coastal terrace both north and south of Diablo Canyon, supports a variety of coastal species that differ from other coastal areas. There are also substantial archaeological sites in the terrace south of Diablo Canyon. The terrace area north of Diablo Canyon has outstanding scenic value, with volcanic formations and the offshore Lion Rock. (LCP)

Upper Diablo Canyon (SRA) - This area lies in a remote section of the Irish Hills and contains a predominantly mixed evergreen forest. It includes particularly fine stands of oak and there is a waterfall on Diablo Creek that has significant scenic value. Previously constructed roads and transmission lines from the Diablo Canyon Nuclear Plant have damaged this area and further destruction must be prevented. (LCP)

Coon Creek Bishop Pines (SRA) - This large stand of native Bishop pines located on the ridge and hillsides on the south side of Coon Creek forms a scenic backdrop in the southerly part of Montana de Oro State Park. As one of the largest conifer forest in the county, the forest has considerable scenic value and should be protected as a natural area. (LCP)

Ruda Ranch, Irish Hills (SRA) - This property contains some of the largest oaks in the county, as well as some manzanitas two feet in diameter and 40 feet high. The area should be retained as a natural area. This site was included in the State Department of Parks and Recreation report, "Landscape Preservation Study". (LCP)

Ontario Ridge (SRA) - This major ridge forms an important scenic backdrop for the coastal area of Avila Beach and Pismo Beach, as well as for Avila Valley. Open space agreements on the slopes should be obtained at the time of development proposals. (LCP)

Oceano Lagoon, Coastal Dunes and Beach Area (SRA) - This unique coastal setting has been highlighted in many state and federal reports and documents for its unique environment and importance as a natural resource. Oceano Lagoon is a freshwater marsh located mostly within public holdings. Its undisturbed margins support marsh vegetation, grassland, riparian habitat, and thick stands of Willow and Coast Live Oak. The marsh is used by a number of migratory waterfowl as a feeding or resting stop during the season. Future plans must carefully distinguish between areas best suited for more intensive recreation activity and sensitive areas to be preserved in their natural state. (LCP)

Pismo Marsh - Pismo Marsh is primarily within the city of Pismo Beach and is discussed in the LCP for the city. (LCP)

San Luis Creek Estuary (SRA) - This small estuary west of the community of Avila Beach is an important feeding and resting area for migratory water fowl. San Luis Creek may be the southernmost stream supporting steelhead rainbow trout runs in the State. (LCP)

One mile upstream from the mouth of the creek a check dam was installed to stop salt water intrusion. However, with the exception of the rainbow trout, the dam has blocked migration up and down the stream. Most of the estuary is in private holdings. (LCP)

Arroyo Grande Creek (SRA) - While most of this stream has been affected by the levees created to provide flood protection, riparian vegetation is present along the watercourse. Sensitive treatment during flood maintenance is necessary. (LCP)

Marre House (c. 1932) (H) - This white stucco hacienda is of Spanish Revival architecture. It was the center of the large Rancho San Miguelito and sits on a hilltop overlooking San Luis Bay. (LCP)

Port San Luis Lighthouse (1890) (H) - This facility originally guided ships into Port Harford (now Port San Luis) and was only recently automated by the U.S. Coast Guard. (LCP)

Diablo Canyon Nuclear Power Plant (EX) - This designation includes the location of the power plant and the surrounding buffer area of the Pacific Gas and Electric Company lease site. The operations should not be expanded beyond the present property nor should future development of adjacent lands encroach into this area so as to hinder the operating capabilities of the plant. (LCP)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

Irish Hills, Indian Knob, Portions of Squire Canyon, Pismo Beach Hillside, Price Canyon (GSA) - This designation include those lands having moderately high or high landslide risk potential, as identified in the Seismic Safety Element of the general plan. (LCP)

Bluff Erosion (GSA) - Portions of the coastline where bluff erosion poses a concern for siting new development have been noted. Development shall be located so that it can withstand 75 years of bluff erosion without the need for a shoreline protection structure that would substantially alter the landform, affect public access, or impact movement of sand. (LCP)

Local Coastal Plan (LCP) - The local plan encompasses portions of each of the urban areas, except for Arroyo Grande, and portions of the surrounding rural environs. The LCP combining designation will identify specific programs to ensure that access to the shoreline is provided in accordance with the policies of the Local Coastal Plan. (LCP)

San Luis Obispo, See Canyon, Pismo, Upper Arroyo Grande Los Berros Creeks (FH) - These drainage courses should be maintained in their natural state and native vegetation and habitats retained. (LCP)

Oceano Lagoon, (FH) - Development within Oceano Lagoon should be prohibited. The lagoon should be retained in its natural state, with maintenance provided only as needed to allow proper water movement and assure continued capacity. (LCP)

Oceano County Airport (AR) - The airport and its environs are under the jurisdictions of two separate series of regulations and accompanying review processes: The Federal Aviation Administration Part 77 regulations which, in part, address hazardous interference with air traffic by the height of buildings and structures, and electronic emissions which could impede aircraft communications and navigation; and the 1976 Oceano County Airport Land Use Plan, which defines compatible land uses and performance standards for six specific "zones" around the airport. The boundaries of those overlapping regulatory areas are shown in Figure 3, and together they describe the total area of the Airport Review combining designation. (LCP)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

B. PROPOSED PUBLIC FACILITIES

Only public facilities directly affecting land use that are publicly managed are considered. Needs for public facilities in the planning area are identified by various public agencies. (LCP)

Development guidelines for proposed public facilities are found in Chapter 8 of Framework for Planning (Part I of the Land Use Element). (LCP)

Avila Urban Area

Public Safety Facility Station - A permanent facility should be constructed on San Luis Bay Drive on the parcel reserved for such use in Tract 699. The facility would serve the recently-formed Avila Valley Volunteer Fire Company. (LCP)

Oceano Urban Area

Neighborhood Park - A neighborhood park site should be reserved in the easterly portion of the community, to meet the needs of area residents. Future facilities might include a youth recreation center, a senior citizens center, and a public swimming pool. (LCP)

C. COMBINING DESIGNATION AND PROPOSED PUBLIC FACILITY PROGRAMS

"Programs" are non-mandatory specific actions or policies recommended by the Land Use Element to achieve community or areawide objectives identified in this area plan. The implementation of each LUE program is the responsibility of the community, through itself. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program should be based on consideration of community needs and substantial community support for the program and its related cost. (LCP)

The following programs for the San Luis Bay Planning Area are grouped under the names of communities or rural areas, and then under combining designations or other location headings to identify specific areas where they each apply. (LCP)

Flood Hazard Areas (FH)

1. Channel Maintenance Programs. The county Flood Control District should undertake channel maintenance programs for San Luis Obispo, See Canyon, Pismo, Arroyo Grande and Los Berros Creeks, and Oceano Lagoon to prevent erosion and preserve stream channels and the lagoon in their natural state. Maintenance should include only that which is required to ensure continued channel capacity. (LCP)

Historic Areas (H)

2. Port San Luis Lighthouse. The Port San Luis Harbor District should preserve the lighthouse and adjacent housing complex. A trail for pedestrian bicycle access, and public shuttle service should be incorporated. (LCP)

Public Facilities

3. Avila Valley Fire Station. The county should work with area residents to construct a permanent fire station on the dedicated site along San Luis Bay Drive. (LCP)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

Sensitive Resource Areas (SRA)

4. Coastal Terrace - Public Ownership. The county should encourage increased State ownership of the north coastal area for possible expansion of Montana de Oro State Park. (LCP)
5. Indian Knob - Open Space Preservation. The county should acquire a scenic or open easement over the area at the time of new development proposals. (LCP)
6. Irish Hills Coastal Terrace-Archaeological Inventory. The county should encourage the San Luis Obispo Archaeological Society to study the coastal terrace areas north of Diablo Canyon to more accurately identify the extent of historical sites (in a manner similar to previous studies at Diablo Canyon and the coastal area to the south). (LCP)
7. Oceano Lagoon. The State Department of Parks and Recreation should preserve this sensitive wetland through purchase of adjacent lots which include wetlands. (LCP)
8. Oceano Lagoon Habitat Preservation. The State Department of Parks and Recreation shall cooperate with the Department of Fish and Game and other appropriate agencies to ensure that mosquito control measures do not lessen the habitat value of the lagoon. (LCP)
9. Arroyo Grande Creek. This creek from the beach inland through the coastal zone is a manmade flood control (with levees to prevent flooding of the adjacent lands and improvements). It provides riparian habitat; however, it is subject to siltation and the silt must be periodically removed to restore the flood capacity of the artificial waterway. (LCP)

Local Coastal Plan (LCP)

10. Public Acquisition - Mallagh Landing. The State Department of Parks and Recreation, the county, or other appropriate agencies should accept the offer to dedicate Pirates Cove and Mallagh Landing. (LCP)

11. Public Acquisition - Point San Luis Lighthouse. The Port San Luis Harbor District should acquire the U.S. Coast Guard Lighthouse at Point San Luis for public access. The harbor district should undertake access improvements restricted to pedestrian and bicycle and public shuttle service use. A coastal conservancy access grant to improve a bike path, restrooms, signs and trash receptacles may be available and will should be jointly pursued. (LCP)
12. Street Easements - Oceano Beach Subdivision. The county should accept the undeveloped easements that extend to the beach from Strand Avenue. The easements should be signed for pedestrian access. Where physical features permit, limited parking areas should be identified. (LCP)
13. Acceptance of Easement. The State Department of Parks and Recreation should accept the easement along the mean high tide line to the toe of the bluff in the Sunset Palisades area of the city of Pismo Beach. (LCP)

CHAPTER 8: PLANNING AREA STANDARDS

This chapter contains special "standards" for new development in the San Luis Bay Planning Area. Standards are mandatory requirements for development designed to handle special problems in a particular area of the county, or to respond to a special concern in an individual community. Planning area standards can range from establishing special setbacks in one neighborhood, to limiting the kinds of land uses normally allowed by the LUE (in Table 0, and Coastal Table 0 Part I) because of specific community conditions. (LCP)

These standards apply to the planning and development of new land uses, and must be satisfied to enable a permit for a new use to be approved, and for a newly-constructed project to be used. All the standards listed in this area plan may not apply throughout the planning area. Most apply to specific areas in communities, or to other particular locations in the planning area. (LCP)

San Luis Bay Planning Area standards are organized under several headings describing locations in the planning area where they apply. Standards are grouped first by community, then by land use category, and finally under headings naming a specific area where the standard must be satisfied. (LCP)

These requirements apply to proposed projects in addition to the provisions of the Land Use Ordinances. Where these standards conflict with the LUO or CZLUO, these standards control. (LCP)

In any case where this area plan designates a property in the Open Space or Recreation land use categories, in the Sensitive Resource or Historic Area combining designations, or where the LUE identifies a need for open space preservation through easement, contract or other instrument, such designation does not in and of itself convey or imply any right of public use, access, trespass or violation of privacy. (LCP)

A. SAN LUIS BAY RURAL AREA STANDARDS

The following standards apply to lands within the San Luis Bay Planning Area outside of urban and village reserve lines, in the land use categories or specific areas listed. (LCP)

AREAWIDE: The following standards apply to lands within the rural portions of the San Luis Bay Planning Area which are not limited to a single land use category.

Circulation

1. Areawide Systems - Development Plan Projects. Development Plan proposals are to be integrated into areawide circulation

FIGURE 2

SAN LUIS BAY PLANNING AREA LOCATION MAP



and utility easements, providing for future extensions into adjacent undeveloped properties wherever feasible or where known areawide rights-of-way are planned. (LCP)

2. Driveways - New Land Divisions. New land divisions are to include, where possible, design provisions for combining driveways and private access roads serving proposed parcels wherever terrain and adequate sight distance on the public road allow. (LCP)
3. Pedestrian and Bikeways - New Land Divisions. Provide for safe and site-sensitive pedestrian and bike circulation facilities in the design of roads for new subdivisions where feasible. (LCP)
4. Road Design and Construction - New Land Divisions. Road alignments proposed in new land division applications are to be designed and constructed to minimize terrain disturbance consistent with safety and construction cost. Altered slopes are to be replanted with indigenous plants or protected by other appropriate erosion control measures. (LCP)

Site Planning - Development Plan Projects

5. Sloping Sites. Development plan proposals for sites with varied terrain are to include design provisions for concentrating developments on moderate slopes, retaining steeper slopes visible from public roads undeveloped. (LCP)

AGRICULTURE: The following standards apply only to lands within the Agriculture land use category.

1. Minimum Parcel Size - Diablo Coastal Terrace. The minimum parcel size for new land divisions is 80 acres unless the Coastal Zone Land Use Ordinance would require a larger parcel size. The agricultural parcels owned by Pacific Gas and Electric shall remain in a consolidated holding to maintain the low population zone surrounding the Diablo Canyon Nuclear Power Plant. (LCP)

Arroyo Grande and Cienega Valleys. The following standard applies only to lands in the Arroyo Grande and Cienega Valleys (see Figure 2). (LCP)

2. Limitation on Use. Uses allowed by Coastal Table O, Part I of the Land Use Element are limited to: crop production and grazing; animal raising and keeping; farm labor quarters; single family dwellings; mobilehome dwellings; temporary dwellings; roadside stands; temporary or seasonal retail sales; pipelines and power transmission; and water wells and impoundment. (LCP)

COMBINING DESIGNATIONS: The following standards apply only to lands in the Airport Review (AR), Energy and Extractive Resource Area (EX), Flood Hazard (FH), Historic Area (H), and Sensitive Resource Area (SRA) Local Coastal Plan (LCP) combining designations in the rural portions of the planning area, as listed below.

Airport Review Area (AR)

1. Airport Land Use Plan Included by Reference. The adopted Oceano County Airport Land Use Plan is hereby incorporated into this Land Use Element as though it were fully set forth here. (LCP)
2. Limitation on Uses Within Airport Review Area. Allowable uses are limited to those designated as "compatible" or "conditionally approvable" by the adopted Oceano County Airport Land Use Plan. (LCP)
3. Development Standards - Private Lands. All permit applications for sites within the boundary of the adopted Oceano County Airport Land Use Plan are subject to the development standards set forth in that plan. (LCP)

Energy and Extractive Resource Areas (EX)

4. Permit Requirement - Price Canyon Oilfield. Development Plan approval is required for any expansion of existing oilfield operations in Price Canyon, Tiber Canyon and in the hills off Ormonde Road into adjacent land use categories. (LCP)
5. Diablo Canyon Nuclear Power Plant Access. Access to the power plant site is to remain in control of Pacific Gas and Electric Company. Development of adjacent land shall not provide access to the power plant site. (LCP)

Historic Area (H)

6. Port San Luis Lighthouse - Access. Public access is to be by foot or by shuttle service, with costs borne by users. Public automobile access is prohibited. (LCP)

Local Coastal Plan (LCP)

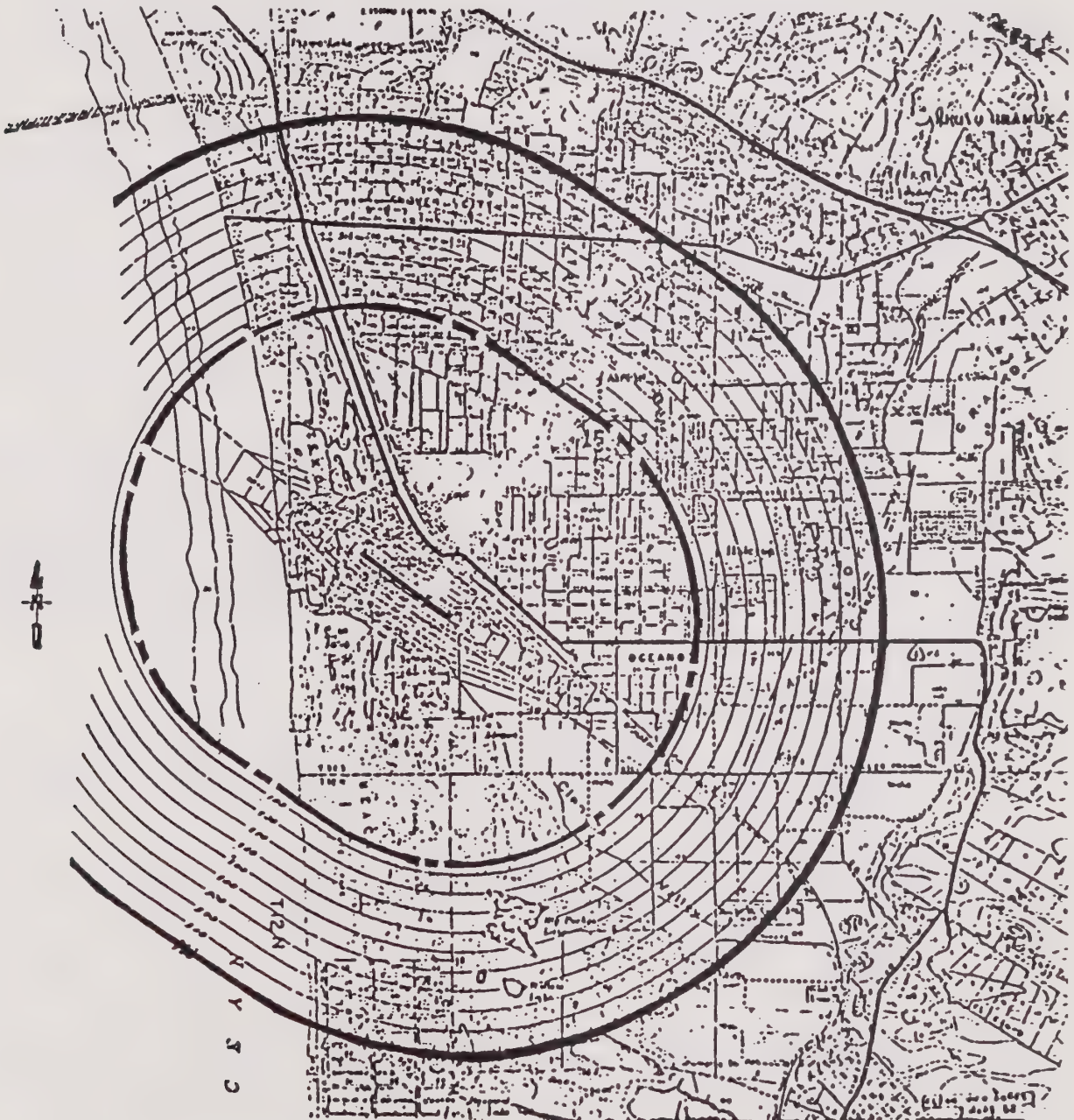
7. Shoreline Access - Mallagh Landing. New development shall be required to incorporate means to ensure that public access will be permitted on a permanent basis. Such assurance could include an offer-to-dedicate or a deed restriction. The extent of dedication and improvements, and the appropriate agency for maintenance will be determined as a part of the Development

FIGURE 3

AIRPORT REVIEW AREA: OCEANO AIRPORT

LEGEND

- AREA SUBJECT TO FAA PART 77 REGULATIONS
- - - - - AREA COVERED BY THE AIRPORT LAND USE PLAN



Plan. The level of public access required must be consistent with the extent of development approved and the potential prescriptive rights which may exist in the area. However, the minimum requirement shall be a means of ensuring public use of the sandy beach and a blufftop area for parking. Other improvements which may be appropriate include: (LCP)

- a. Parking area for 100 cars is to be improved. The parking area is to be surfaced with a permeable material to control bluff erosion. Selection of the site and improvement of the parking area is to be consistent with protection of the archaeological resources and geological conditions on the site. (LCP)
 - b. Parking area is to be enclosed with a low-level fence of natural materials to contain vehicular use. Areas disturbed by vehicle overuse should be revegetated. (LCP)
 - c. The parking area is to be landscaped with native trees and vegetation. (LCP)
 - d. Restrooms and trash receptacles are to be provided. (LCP)
 - e. Pedestrian trail to the beach is to be improved extending from the parking area. (LCP)
 - f. Pedestrian and bicycle accessway is to be maintained and signed to allow access from Shell Beach. (LCP)
8. Shoreline Access Improvements - Port San Luis. New development shall be required to provide public access along the landfill and the sandy beach adjacent to the landfill which extends to Avila State Beach. This will be necessary to offset the loss of sandy beach presently accessible to the public. Improvements for public access may include: stairway, boat-launching facility for non-hoist vessels, restrooms, trash receptacles and signs. (LCP)

Sensitive Resource Areas (SRA)

9. Site Planning - Development Plan Projects. Projects requiring Development Plan approval are to concentrate proposed uses in the least sensitive portions of properties. Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas. Native vegetation is to be retained as much as possible. (LCP)
10. Upper Diablo Canyon - Access Limitation. Further construction of access roads through upper Diablo Canyon (see Figure 2) is prohibited. (LCP)

11. Upper Diablo Canyon - Transmission Lines. Future transmission lines in upper Diablo Canyon (see Figure 2) shall be confined to the existing corridor. All exposed grading cuts (except for actual roadways and structure sites) and areas of vegetation removal shall be graded and replanted to blend with existing terrain. (LCP)

San Luis Obispo Creek Estuary (SRA)

12. New Development. Any improvements in the flood plain shall investigate changes to allow free fish migration up and down the stream. (LCP)

Oceano Lagoon (SRA)

13. Oceano Lagoon. Development within Oceano Lagoon SRA shall be limited to those developments permitted consistent with the wetland policies in the LUE and LCP Policy Document. Additionally, development shall be sited to maintain and where feasible restore the biological capacity of the lagoon through among other means, minimizing, adverse effects of waste water discharges and entertainment, controlling runoff, preventing depletion of groundwater supplies and substantial interference with surface water flow, and maintaining natural vegetation buffer areas. (LCP)

RECREATION: The following standards apply only to lands within the Recreation land use category.

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

South of Arroyo Grande and Los Berros Creeks. Standards 1 through 4 apply only to the Recreation land use category located south of Arroyo Grande and Los Berros Creeks. (LCP)

1. Limitation on Use. Uses are limited to a recreational vehicle park as provided by Ordinance 1198. The property is to be retained in one ownership to enable approval of the Development Plan. (LCP)
2. Access. Public vehicle access to the development is limited to Garden Street. (LCP)
3. Residential Use. No permanent residences are allowed except for a caretakers residence. (LCP)

4. Landscaping. Landscaping shall be designed to reduce glare from trailer tops visible from the air and to provide a noise buffer. (LCP)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

RURAL LANDS: The following standards apply only to lands within the Recreation land use category.

Irish Hills. The following standard applies only to the Rural Lands land use category in the Irish Hills (see Figure 2). (LCP)

1. Limitation on Use. Uses allowed by Coastal Table 0, Part I of the Land Use Element as "A" or "S" are limited to: ag accessory structures; animal raising and keeping; crop production and grazing; nursery specialties; specialized animal facilities; transmission facilities; residential accessory uses; single family dwellings; mobilehome dwellings; temporary dwellings; roadside stands; temporary or seasonal retail sales; accessory storage; pipelines and power transmission; coastal accessways; and water wells and impoundment. (LCP)

D. AVILA BEACH URBAN AREA STANDARDS

The following standards apply within the Avila Beach urban reserve line to the land use categories or specific areas listed. Avila Beach urban area standards are grouped first by those applicable to the town of Avila, then under Avila Valley, and San Luis Bay Estates. (LCP)

AVILA BEACH

The following standards apply only to lands within the town of Avila Beach, to the land use categories or specific areas listed. (LCP)

COMMUNITYWIDE: The following standards apply within the Avila Beach urban reserve line and are not limited to a single land use category.

1. Water Authorization Required. Submittal of a "will-serve" letter from the Avila Water District is required prior to issuance of any building permits for construction proposed to have water service. (LCP)

COMMERCIAL RETAIL: The following standards apply only to lands within the Commercial Retail land use category.

1. Limitation on Use. Uses identified in Coastal Table O, Part I of the Land Use Element as "A", "S" or "PP" uses may be permitted except: communication uses; schools-business and vocational; concrete, gypsum and plaster products; food and kindred products; printing and publishing; single family dwellings (except on the second floor); auto, mobilehome and vehicle dealers and supplies. (LCP)
2. Permit Requirement. Development Plan approval is required for all proposed uses. Building bulk and view corridors are critical factors to be considered in Development Plan review. (LCP)
3. Height Limitation. Proposed structures are limited to a maximum height of 25 feet above the highest corner of the lot, or 25 feet above the Front Street sidewalk (not to exceed two stories), whichever is greater. (LCP)
4. Signs. Signs shall be limited to the following: (LCP)
 - a. One wall sign for each business or tenant, on each frontage or building face having a public entrance, not to exceed 15% of the area of each building face and not to exceed 80 square feet nor to be located above the second story. (LCP)

- b. Signs shall be of wood or wood appearing materials. (LCP)
- 5. Priority and Protection of Visitor-Serving Uses. Priority shall be given to visitor-serving uses along Front Street. Low-cost visitor serving facilities shall be protected, encouraged, and where feasible, provided. (LCP)

INDUSTRIAL: The following standards apply only to lands within the Industrial land use category.

- 1. Limitation on Use - Tank Farm. Uses are limited to pipelines and power transmission (including petroleum product storage and pipeline facilities); coastal accessways; and water wells and impoundment. (LCP)
- 2. Limitation on Use - Pier. Facilities at the existing pier are limited to those needed to make the transfer of petroleum products and are not to include storage facilities. (LCP)
- 3. Permit Requirement. Proposed industrial facilities or modifications/expansion of existing facilities, will require Development Plan review and be subject to the following: (LCP)
 - a. Phasing plan for the staging of development indicating the anticipated timetable and Site Plans for project initiation, expansion possibilities, completion, consolidation possibilities and decommissioning. (LCP)
 - b. Oil spill contingency plan (using the most effective feasible technique) indicating the location and type of cleanup equipment, designation of responsibilities for monitoring, cleanup, waste disposal and reporting of incidents and provisions for periodic drills by the operator, as requested by the county, to test the effectiveness of the cleanup and containment equipment and personnel. (LCP)
 - c. A fire protection system approved by the governing fire authority. (LCP)
 - d. All facilities not requiring an ocean site to function, shall setback from the ocean including: wastewater and ballast water processing facilities, major petroleum storage facilities, offices and warehouses (excluding facilities housing oil spill containment and recovery equipment). (LCP)
 - e. Effective screening of proposed and existing industrial facilities on the site from public view. Effective screening would include removal of unused or unsightly

equipment from public view, the siting of proposed facilities in an inconspicuous manner by careful site design and the provision of contoured banks and grading, extensive landscaping and decorative walls and fences. (LCP)

- f. Any part of the facilities that cannot effectively be screened by the above methods shall be painted with nonreflective paint and with colors which blend with the surrounding natural landscape. (LCP)
4. Air Pollution Standards. Any expansion or modification of existing petroleum processing or transportation facilities or the construction of new facilities shall meet San Luis Obispo County Air Pollution District (APCD) standards. (LCP)
5. Coordination of Review. Any proposed extension of pier facilities to accommodate ship sizes above those presently using the bay (approximately 30,000 dwt) is to be reviewed by the county and harbor district for possible onshore and harbor impacts. (LCP)
6. Marine Terminal. Should expansion or construction of onshore pipelines prove infeasible, new or expanded marine terminals shall be designed and operated to a) provide maximum feasible and legally permissible multi-company use; b) minimize the oil spill risk; c) minimize the risk of collision from movement of vessels; d) have ready access to the most effective feasible containment and recovery equipment for spills; and e) have onshore deballasting facilities to receive fouled ballast water from tankers where operationally or legally required. (LCP)

PUBLIC FACILITIES: The following standards apply to the Port San Luis Harbor District Plan for proposed harbor improvements, hillside area development and potential plans to service off shore oil development.

1. Permit Requirement - Port Facilities. Alterations to port facilities (other than those approved by coastal commission permits or on-going maintenance) shall require Development Plan approval. (LCP)
2. Port San Luis Harbor Master Plan. Development Plan approval of facilities under jurisdiction of the Port San Luis Harbor District may be granted where consistent with Chapter 3 of the Harbor Master Plan and the Local Coastal Program. The policies

of Chapter 3 have been extracted from the master plan and incorporated in the following criteria: (LCP)

(The number in parentheses at the end of the paragraph correlated to the policy number in the Harbor Master Plan.)

GENERAL GOALS AND POLICIES FOR PRIORITIES, COMMERCIAL FISHING AND PUBLIC SERVICES (LCP)

- a. Priorities for development of facilities and allocation of service capacity: Priorities for development of the harbor will reflect the goals and priorities as follows:

PRIORITY I: COASTAL-DEPENDENT USES

Commercial fishing and related mariculture/aquaculture
Sport fishing
Recreational boating and other oceanfront recreational uses
Energy-related facilities

PRIORITY II: COASTAL-RELATED USES

Other visitor-serving retail commercial uses and other coastal-related uses

PRIORITY III: OTHER USES

Other uses which are neither coastal dependent or related.

Priorities and policies of the California Coastal Act shall be considered in all harbor development. Prior to approval of any use which is not coastal-dependent the harbor district shall make a finding that adequate resources and services have been reserved for all coastal dependent uses proposed in the master plan. (PSL Policy G-3) (LCP)

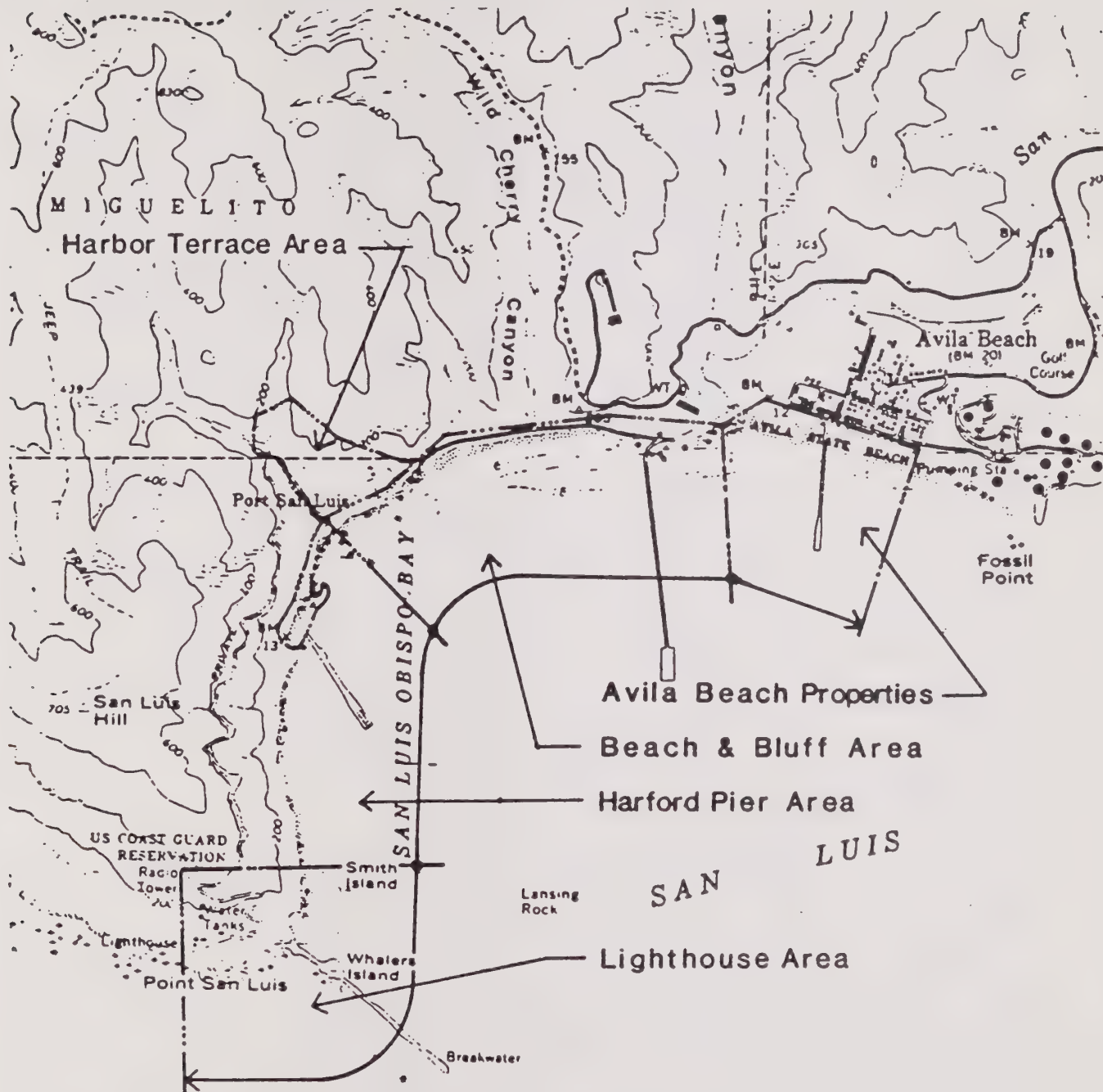
PORT SAN LUIS SERVICE CAPACITY

- b. Port San Luis--Service Capacity: Proposed development of projects and related improvements shall be within the circulation and utility capacity available to the Harbor area, or to be guaranteed through a planned program of improvements, as described in the following Standard c. Improved Capacity Program. These capacity limits are recognized for each service as follows:

- (1) Water: Usage shall not exceed the 100 afy available to the Harbor District from its Lopez entitlement; the District shall not sell or otherwise dispose of this entitlement to any users except lessees, concessionaires, or other harbor uses consistent with this Master Plan. Adequate water pressures for fire suppression shall be maintained in all District water mains at all times.

FIGURE 4

PORT SAN LUIS PLANNING AREAS



- (2) Sewer: Wastewater generation shall not exceed available capacity owned by the Harbor District in the Avila Beach County Water District wastewater treatment plant and/or such other facility as may be constructed pursuant to Standard c. Improved Capacity Program below. (LCP)
- (3) Traffic: Avila Beach Road shall not be subjected to traffic levels exceeding Level of Service "C" overall, except that from Memorial Day to Labor Day LOS "D" may be experienced for periods. Any new program under Standard c. Improved Capacity Program below for expanding capacity or reducing traffic shall be the most feasible, least environmentally-damaging alternative for the required change and shall be mitigated to the maximum extent feasible. Further, no substantial damage shall be allowed to the environmentally-sensitive habitat of San Luis Obispo Creek, without equivalent offset mitigation or enhancement measures. (LCP)
- (4) Parking: All new uses shall be required to provide additional parking consistent with the County Coastal Zone Land Use Ordinance requirements or to provide an in-lieu contribution to a District-wide parking program pursuant to Standard c. Improved Capacity Program below; any new or expanded use may be approved only upon a finding that sufficient parking exists consistent with the County Coastal Zone Land Use Ordinance requirement, or will be made available either by the applicant for the use or by the District. (PSL Policy G04) (LCP)

PORT SAN LUIS SERVICE CAPACITY IMPROVEMENTS

- c. Improved Capacity Program: The District will work with other agencies and entities to expand capacity of water, sewer, road, and parking facilities, as follows:
 - (1) Water: The District will analyze its current water system with respect to fire service capability and install necessary improvements in the first phase of development under this Master Plan. (LCP)
 - (2) Sewer: The District will investigate the relative advantages of purchasing capacity in the proposed enlargements of the San Luis Bay Estates wastewater plant, versus improving the Avila Beach plant or constructing a separate facility. The most cost-effective alternative for expanding capacity will be determined in Phase I, prior to allowing uses which would generate wastewater beyond that consistent with Standard b. Port San Luis Service Capacity, above. (LCP)

(3) Road Capacity: The District will coordinate with the County through a formal memorandum of understanding which will provide as follows:

- (a) The Harbor District and County will jointly determine the "reserved capacity" needed for adequate capacity for recreational trips in the Avila Beach Road/San Luis Bay drive corridor. The concept of "reserved capacity" will assure that the sum of the following three components of traffic will not exceed the Level of Service of the roads as specified above 1) Existing area-wide non-recreational traffic; plus 2) Existing and future recreational trips (including that related to Port San Luis); plus 3) New non-recreational trips generated by new development either at the Port or other tributary areas. Consideration shall be given to work trip forecasts for Diablo Canyon Nuclear Generating Station, compared to previous levels. (LCP)
- (b) The District and County will jointly determine the impacts of cumulative proposed and potential development in the Avila Valley on the LOS "D" capacity, including the reserved recreational component, and a traffic management program to mitigate these impacts. This program shall address specific physical improvements to the road system, as necessary, including recommendations such as those identified above to widen a portion of Avila Beach Road. Bicycle paths, road improvements and other traffic management programs shall be considered. The most suitable alternative or alternatives would then be selected for study in Step (c). (LCP)
- (c) Preliminary route alignments and designs or transportation programs will be prepared. Based upon these designs, the costs of the preferred traffic management program will be estimated. It is known that costs for widening the most critical section of Avila Beach Road to four lanes would run between \$1.5-2 million, and that additional costs would be incurred to improve the intersection with San Luis Bay Drive and the bridge over San Luis Obispo Creek at that intersection. (LCP)

- (d) A legal mechanism for assigning benefits and corresponding cost sharing formulas will be established. Alternatives include an assessment district, a zone of benefit of CSA No. 12, or a separate district. This issue also involves the problem of determining the appropriate timing of contributions for road improvements by the County, the Harbor District, and developers in the Avila Valley. (LCP)
 - (e) The County and Harbor District will implement the memorandum of understanding to assure equitable contributions from each party to the traffic management program. (LCP)
- (4) Parking: The District shall provide improved design, structure, and organization of the existing parking lots and shall expand available parking in the Harford Pier area and on Harbor Terrace. Additional parking will be made available for day-use in the Avila Beach Road parkway. The District will also work with the Avila Beach Civic Association and San Luis Obispo County to develop a parking management program for County-owned on-street parking in the community of Avila Beach. The overall goal of the District's parking program is to assure an adequate supply of parking for visitors, residents, and harbor users; smooth traffic flow within the harbor and the community; and additional revenues for purposes of beach maintenance and operations. (PSL Policy G-5) (LCP)

INDUSTRIAL AND ENERGY-RELATED DEVELOPMENT

- d. Development of Offshore Oil Support Facilities: Any portion of a new or expanded crewbase for offshore oil development, which is in the county's LCP permit jurisdiction, shall require county development plan approval. For any such crewbase an environmental impact report shall be prepared under the joint direction and review of the Harbor District and county. (LCP)
- e. Permit Requirement Crew Bases: Any proposed crew base for offshore oil and gas development shall require Development Plan review. Review and approval shall include the following:
 - (1) A detailed examination of alternative sites addressing immediate and cumulative impacts on public access to the sea, recreational uses including boating, fishing industry viability, and air and water quality; site requirements; displacement of existing uses; proximity

of offshore oil development; necessary harbor and wharfage requirements; and feasible mitigation measures. Potential sites to be examined shall include: existing oil industry piers and facilities, the proposed multi-use harbor, and potential sites south of Point Conception.

- (2) Phasing plan for the staging of development indicating the anticipated timetable; and site plans for project initiation, expansion possibilities, completion, consolidation possibility and decommissioning.
- (3) Oil spill contingency plan indicating the location and type of cleanup equipment, waste disposal, and reporting of incidents, and provisions for periodic drills by the operator to test the effectiveness of cleanup and containment equipment and personnel.
- (4) An identification of: (a) necessary facilities for the crew base to function: (b) coastal-dependent components of a crew base: and (c) potential locations to site all non-coastal-dependent facilities and operations inland (e.g., warehouse, storage areas, and parking areas).
- (5) The crew base shall be limited to a minor crew base, used only for transport of personnel and incidental supplies. Incidental supplies shall not include cargo operations and shall be limited to small packages of groceries, medical supplies, electrical and mechanical parts, and other similar items that can be carried by hand.
- (6) Harbor improvements shall be sited in such a manner to avoid to the maximum extent feasible conflicts with other harbor uses through consideration of segregated wharfage, dock and fueling areas, careful site design in the location of wharfage and vessel approach lanes, and segregated vehicular and traffic and parking facilities as mitigation measures.
- (7) In approving any development for a new or expanded crew base, the county shall determine in writing, based upon timely and adequate facts and analysis, as follows:
 - (a) There is a need for a coastal-dependent crew base to service offshore oil and gas development in the Santa Maria Basin.

- (b) The proposed location is the least environmentally damaging feasible alternative, taking into account land use considerations at all sites considered and at adjacent properties.
 - (c) Failure to approve the crew base would adversely affect the public welfare.
 - (d) The project location, design, and county requirements mitigate the adverse environmental impacts to the maximum extent feasible.
 - (e) The development includes no components which do not require a location on or adjacent to the sea in order to function at all.
 - (f) The crew base shall be available to all users on a fair and equitable basis in order to alleviate the need for additional bases.
- f. Oil Support Facilities: Oil Support Facilities shall be allowed, subject to compliance with all other applicable requirements of this local coastal plan, as follows: certain major emergency uses in accordance with Policy G, and conditional uses in accordance with Policy H. Any new or expanded facilities* or uses not allowed by this local coastal plan shall require an amendment to the Plan and San Luis Obispo County Development Plan approval before they can be accommodated.
- * "New or expanded facilities" is defined to mean any development which requires a permit or which requires only an administrative permit under the Coastal Act. (PSL Policy G-6)
- g. Major Emergency Use by Oil Company Support Vessels: Oil company support vessels, including oil spill clean-up vessels, crew, and supply boats, will be allowed to use facilities designated by the district in one of the following actual or imminent circumstances: medical emergency, fire, foundering vessels, or oil spills. In any such emergency, the Harbor Master shall report the occurrence at the next meeting of the Harbor Commission. To prevent emergencies, vessels primarily designed and equipped for oil spill clean-up may be permitted to moor in the harbor on a yearly basis. Any such emergency use shall be subject to emergency permit requirements pursuant to the LCP or, within the Coastal Commission's permit jurisdiction, to emergency permit or waiver provisions of the Coastal Act. (PSL Policy G-7)

- h. Conditional Oil-Related Uses: Oil-related uses serving research and exploratory drilling operations (as contrasted with operational construction, drilling, and recovery) and requiring no more than "minor"* new construction, may be permitted consistent with the LCP (when considering the individual and cumulative impacts of the request and reasonably expected similar requests) if:
- (1) Alternative locations are infeasible or more environmentally-damaging; and
 - (2) To do otherwise would adversely affect the public welfare; and
 - (3) Service capacities for existing coastal-dependent uses in the district's jurisdiction, and those existing uses projected growth patterns shall not be significantly impacted; and
 - (4) Adverse environmental effects are mitigated to the maximum extent feasible; and
 - (5) Ordinances are enacted requiring permit conditions, necessary findings for issuance, mitigation measures, sunset provisions, public hearings, and penalties for violation of permits or the ordinances. (See Standards d. Development of Offshore Oil Support Facilities, and e. Permit Requirement Crew Bases for other facility and permit requirements.)

This Local Coastal Plan provides a series of policies on permitting and siting oil support facilities. These include: crewbase siting, emergency use by support vessels, conditional oil-related use serving research and exploratory drilling operations involving only minor new construction. (PSL Policy G-6, G-7, G-8.)

* "Minor": New or expanded construction valued at \$5,000 or less.

HARFORD PIER AND LANDFILL USES

- i. Historic Qualities of Port San Luis: The historic qualities of the Port San Luis (Harford) pier shall be preserved and enhanced, and its heavy-timber wharf character shall be used as the basis for design of any additional structures and improvements. (PSL Policy HP-1) (LCP)
- j. Harford Pier Permitted Uses: Permitted uses on Harford Pier shall include: restaurants, marine-related leisure activities, harbor operations, uses defined in Standards g. Major Emergency Use by Oil Company Support Vessels, and h.

Conditional Oil-Related Uses, food sales, fish processing facilities (Pod No. 3 only), sportfishing and charter operations, retail sales (marine environment related), transient vessel support facilities (i.e., showers, laundry) marine related wholesale sales, and ancillary uses to the above list consistent with Figure 5. (PSL HP-2) (LCP)

- k. Existing Landfill Permitted Uses: Permitted land uses for the existing landfill shall include facilities for harbor operations and maintenance, boat repair and maintenance, visitor-serving and visitor-serving commercial uses, parking, fishing and support areas, and recreation boating support facilities consistent with Figure 5, Harford Pier Plan. (PSL Policy HP-3) (LCP)
- l. Planning Criteria: Development plans for the Harford Pier and related land area shall achieve the following goals:
 - (1) Improve service and facilities to commercial fishing, sportfishing, and recreational boating users. (LCP)
 - (2) Maximize use and efficiency of existing landfill area by careful site design, better utilization of area, segregation of uses, and improved circulation. (LCP)
 - (3) Enlarge and improve security for the boat haul out and repair area. (LCP)
 - (4) Enlarge available area for harbor operations, maintenance and storage while placing these uses in more appropriate locations. (LCP)
 - (5) Improve visitor access to pier and waterfront uses. (LCP)
 - (6) Supplement existing visitor-serving commercial retail activity within reasonable proximity to the waterfront, to provide economic support for public uses, provided adequate parking and service capacity is available for such uses. (LCP)
 - (7) Provide adequate parking and restrict public parking on the pier (PSL Policy HP-4) (LCP)
- m. Renovation/Addition of Pilings: Improvements on the pier will include major renovation and repair of existing piling and deck structure and addition of pilings in selected areas to provide support for new buildings and improvements consistent with Figure 5, Harford Pier plan. (PSL Policy HP-6) (LCP)

HARBOR TERRACE GOALS AND POLICIES

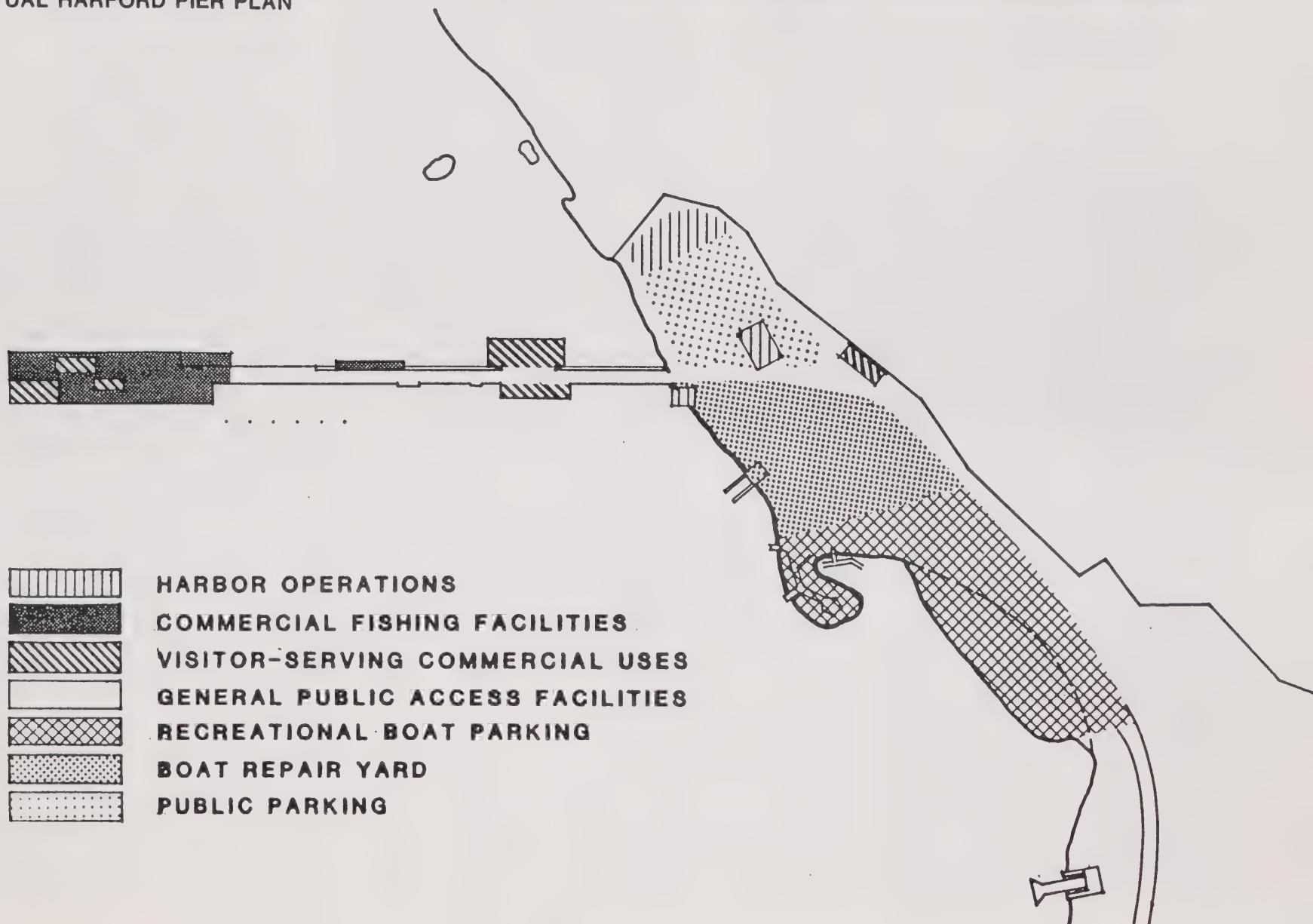
- n. Permitted Uses: Permitted uses shall include long-term parking for general visitor-serving use, Harbor District storage and maintenance yard, and secured boat and equipment storage for commercial fishermen and recreational boats. The balance of the terraced area not required for these priority uses shall be used for a campground consistent with Figure 6, Harbor Terrace Plan. (PSL Policy HT-1) (LCP)
- o. Planning Criteria: Development plans for Harbor Terrace shall be evaluated according to the following criteria:
 - (1) Landscape plans and appropriate irrigation plans shall be submitted identifying proposed revegetation necessary to stabilize slopes, and planting necessary to minimize visual impacts of terracing and proposed use of the site for storage. The area of cut shall be immediately reseeded. (LCP)
 - (2) Detailed grading plans shall be submitted which identify existing and proposed drainage channels and proposed final site configuration. Grading shall be permitted in accordance with the County Coastal Zone Land Use Ordinance and shall be designed to minimize the potential discharge of sediment and pollutants into the Bay. Construction shall be completed during the non-rainy season (April through October) to avoid potential runoff and sedimentation. The contours of the finished surface are to be blended with adjacent natural terrain to achieve a natural appearance, and revegetated immediately after completion of finish grading, so as to assure establishment of groundcover prior to October 1. Berms shall be provided for each terrace to enhance screening of campsites as well as parking and storage areas. (LCP)
 - (3) An archaeological field survey shall be completed prior to beginning of construction. Previous site alteration may have substantially eliminated any resources; however, the potential should be evaluated and protection of any resources identified and incorporated in the proposed site design. In accordance with Section 23.05.140 of the Coastal Zone Land Use Ordinance, all construction activities shall cease should resources be identified during actual construction. (PSL Policy HT-2) (LCP)

FIGURE 5

CONCEPTUAL HARFORD PIER PLAN

SAN LUIS BAY

-92-



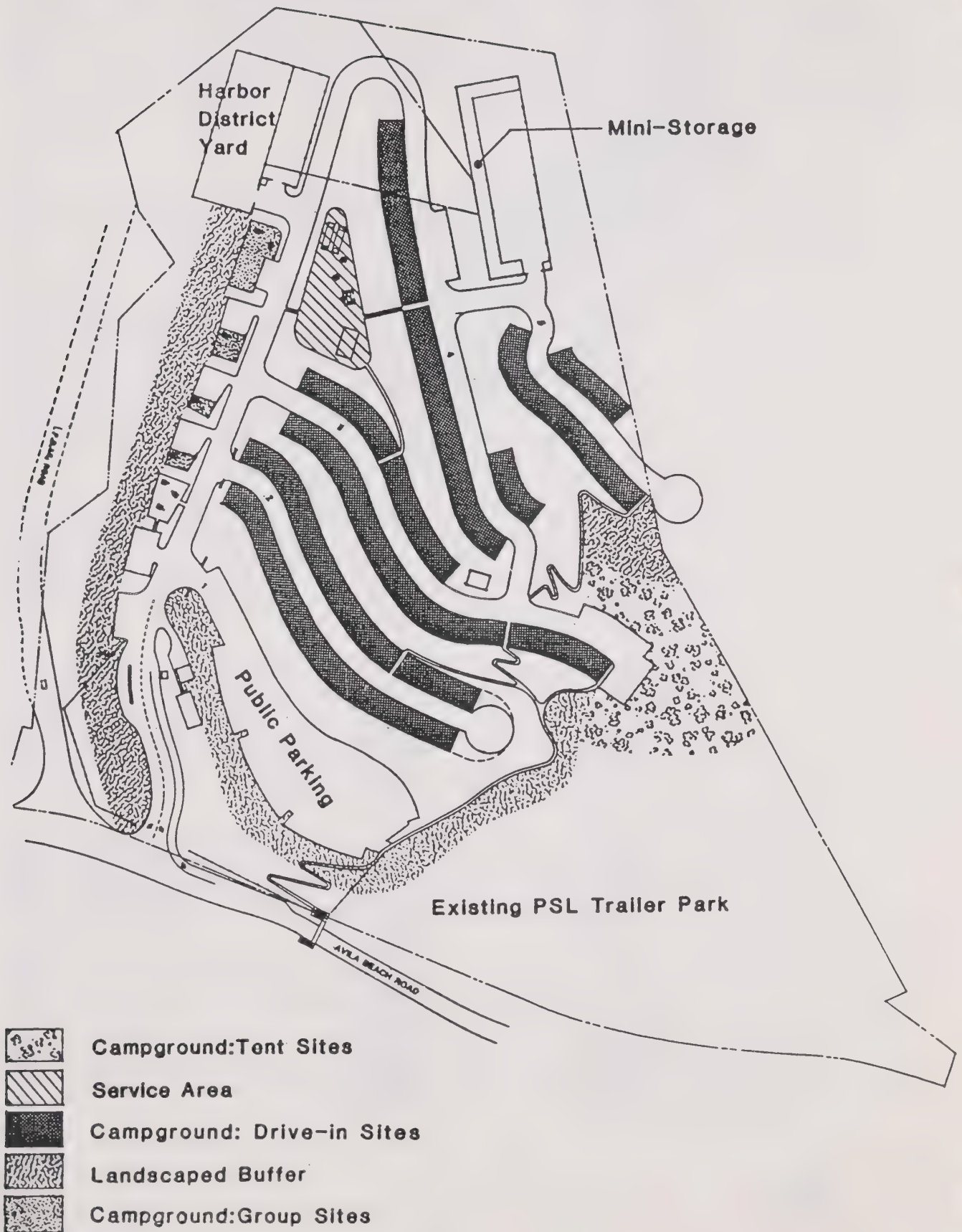
- p. Potential Use as Borrow Site: Should fill material be required from the lower portion of this site for the Minor Landfill noted above in the Harford Pier area, the resulting flat excavated area shall be utilized for visitor-serving parking and/or trailered boat storage. Any change from these uses shall require an amendment to the LCP. (PSL Policy HT-3) (LCP)

BEACH AND BLUFF AREA

- q. Beach and Bluff Area Goals and Policies: The following policies shall govern development of the Beach and Bluff Area:
- (1) Improved public access shall be provided to Olde Port Beach through improved stairways. Accessway also be provided via a pedestrian bridge to the Harbor Terrace campground, located near the PG&E barge land; this area may include a bus shelter for tram service to the Harford Pier area and other visitor-serving commercial or recreational uses over the existing barge landing structure. (PSL Policy B-1) (LCP)
 - (2) Restrooms shall be provided, and a small concessions area may also be provided for the beach area in locations that enhance the recreational use of the beach and bluff area, and which do not remove significant amounts of sandy beach from public use. (PSL Policy B-2) (LCP)
 - (3) Parking in this area will be improved and regulated to prevent overnight parking; the entire length of the bluff adjacent to Avila Beach Road from the Port to San Luis Creek bridge shall be developed as a landscaped parkway emphasizing its scenic characteristics. (PSL Policy B-3) (LCP)
 - (4) Public access shall be maintained and provided along the seaward side of any new rock abutments which may be needed to provide an adequate road, sidewalk and bikeway section for the parkway. (PSL Policy B-5) (LCP)
 - (5) All improvements shall be designed with severe storms in mind. (PSL Policy B-5) (LCP)
 - (6) Vehicular access for boat launching and beach maintenance shall be maintained. (PSL Policy B-6) (LCP)

FIGURE 6

CONCEPTUAL HARBOR TERRACE PLAN



LIGHTHOUSE POINT

r. Lighthouse Point Goals and Policies: The proposed policies for this area include the following:

- (1) Obtain a long-term administration or ownership of the lighthouse site from the Coast Guard. (PSL Policy L-1) (LCP)
- (2) Preserve and restore the historic character of the lighthouse facility. (PSL Policy L-2) (LCP)
- (3) Replace the historic Victorian duplex units if possible. (PSL Policy L-3) (LCP)
- (4) Open the Point San Luis area to managed public access and use. Any public access beyond the 30-acre Point San Luis recreation area to portions of the Pecho coast shall be coordinated with PG&E and the county to assure compatibility with the agricultural operations, marine and coastal resources present in this area, and with PG&E activities associated with the Diablo Canyon Nuclear Power Plant. (PSL Policy L-4) (LCP)
- (5) Maintain the rocky shoreline area in its natural state. (PSL Policy L-5) (LCP)

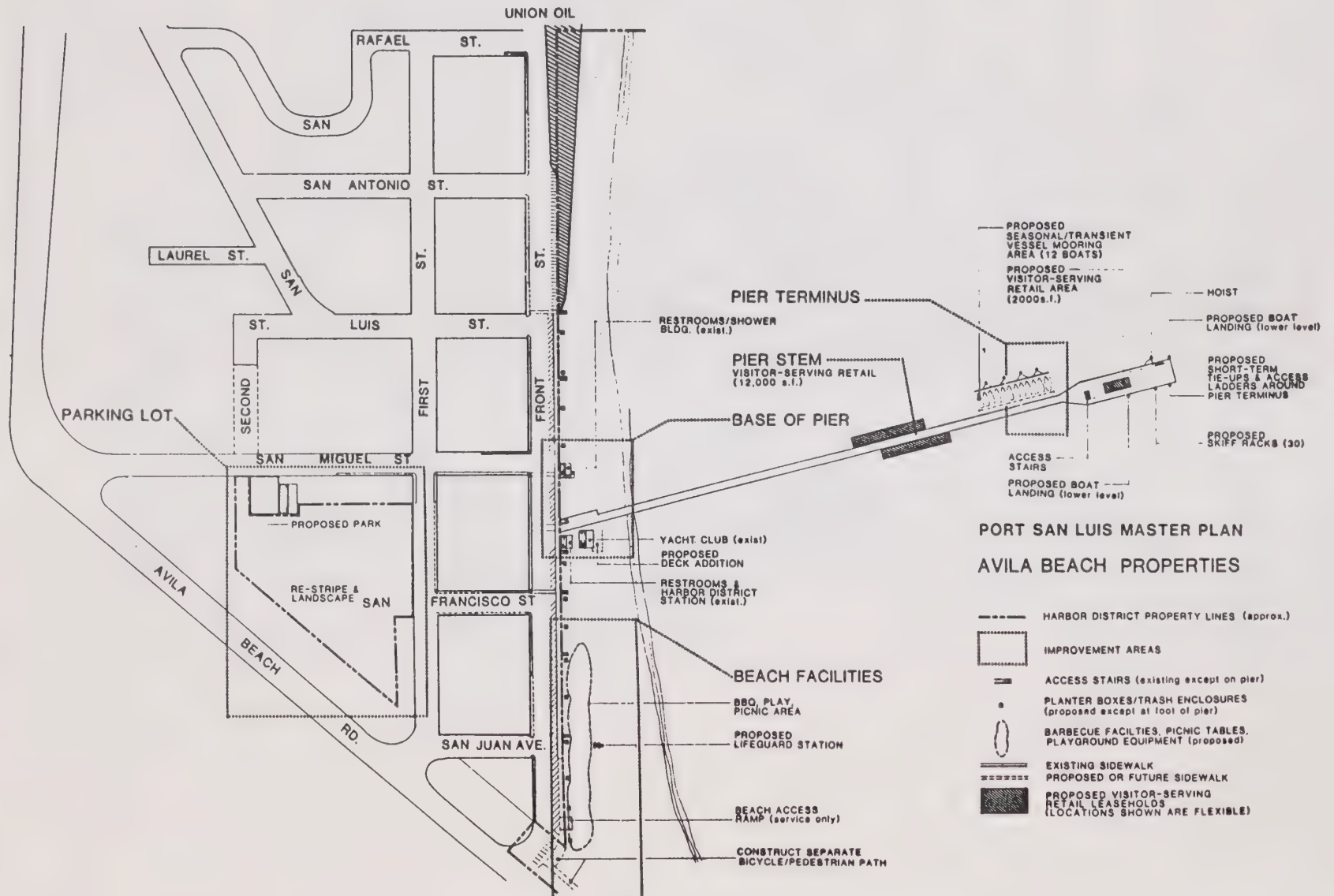
OPEN WATER

s. Open Water Area: The following policies concern allocation of the harbor's open water area:

- (1) Maintain the open water area for navigation purposes, commercial and recreational fishing and boating, watersports, and natural biological resources including aquaculture. (PSL Policy 0-1) (LCP)
- (2) Continue mooring small boats (under 85 feet) pending adoption by the Harbor District of a marine area use policy. Reserve the spaces closest to the pier for commercial fishermen. (PSL Policy 0-2) (LCP)
- (3) It shall not be inconsistent with the Master Plan to allow mooring and anchoring of other commercial and governmental vessels, subject to case-by-case District regulation, pending adoption of a marine area use plan. (PSL Policy 0-3) (LCP)

FIGURE 7

CONCEPTUAL AVILA BEACH FACILITIES PLAN



PORT SAN LUIS MASTER PLAN
AVILA BEACH PROPERTIES

- HARBOR DISTRICT PROPERTY LINES (approx.)
- [] IMPROVEMENT AREAS
- == ACCESS STAIRS (existing except on pier)
- PLANTER BOXES/TRASH ENCLOSURES (proposed except at foot of pier)
- BARBECUE FACILITIES, PICNIC TABLES, PLAYGROUND EQUIPMENT (proposed)
- ===== EXISTING SIDEWALK
- ===== PROPOSED OR FUTURE SIDEWALK
- [] PROPOSED VISITOR-SERVING RETAIL LEASEHOLDS (LOCATIONS SHOWN ARE FLEXIBLE)

AVILA BEACH FACILITIES

t. Avila Beach Facilities Goals and Policies: The proposed objectives for the Harbor District's Avila facilities are as follows:

- (1) General: Emphasize the recreational orientation of this area by maintaining an attractive and usable beach and pier, convenient parking, and complementary visitor-serving retail establishments in appropriate locations. (PSL Policy AB-1) (LCP)
- (2) Avila Pier: Enhance the utility of Avila Pier to a variety of recreational users, including pier fishing, boating, sightseeing, and similar activities. Permitted uses include the above activities plus a small area of additional visitor-serving retain facilities, up to 12,000 sq. ft. of floor area, for a restaurant, small shops, or similar uses. This area may be developed in one or more leaseholds, located in a single location or at intervals along the pier; provided, however, that not more than 2,000 square feet may be located on the Pier Terminus. The location for this lease area and related pier improvements are to be consistent with Figure 7, Avila Beach Facilities Plan. (PSL Policy AB-2) (LCP)
- (3) Beach Area: Restore and maintain the picnic and playground facilities for beach users, but avoid cluttering the beach with unnecessary or excessive structures. Permitted uses include public beach recreation facilities, the existing yacht club, restrooms, and administrative offices of the Harbor District; and non-motorized recreation equipment rental provided that such concessions are not in an enclosed structure. (PSL Policy AB-3) (LCP)
- (4) Parking Lot: Permitted uses include public parking and related landscaping, a "mini-park" adjacent to the Post Office building, and Harbor District storage provided that the remainder of the parking lot will still be able to accommodate at least 300 cars for general public parking. (PSL Policy AB-4) (LCP)

RESIDENTIAL MULTI-FAMILY: The following standards apply only to lands within the Residential Multi-Family land use category.

1. Permit Requirement. Development Plan approval is required for all uses in the Residential Multi-Family land use category. Building bulk and view corridors are critical factors to be considered in Development Plan review. (LCP)

2. Density Limitation. Multi-family lots fronting San Miguel Street are limited to low density, a maximum of 15 dwelling units per acre. Multi-family lots elsewhere in the community may develop at high density, a maximum of 38 dwelling units per acre. (LCP)
3. Height Limitation. Proposed structures are limited to a maximum height of 20 feet. (LCP)

RESIDENTIAL SINGLE FAMILY: The following standards apply only to lands within the Residential Single Family land use category.

1. Limitation on Use. Uses identified in Coastal Table 0, Part I of the Land Use Element as "A", "S" or "PP" uses are limited to: animal raising and keeping; home occupations; residential accessory uses; single family dwellings; and temporary dwellings. (LCP)
2. Permit Requirement. Minor Use Permit approval is required for all uses. (LCP)
3. Height Limitation. Proposed structures are limited to a maximum height of 20 feet. (LCP)

OPEN SPACE: The following standards apply only to lands within the Open Space land use category.

1. Riparian Vegetation. Riparian vegetation is to be retained along creekways. (LCP)

RECREATION: The following standards apply only to lands within the Recreation land use category.

1. Pacific Coast Railroad Right-of-Way. Allowable uses are limited to the proposed railroad line, bicycle and hiking trails. Construction of the proposed railroad shall require Development Plan approval. (LCP)
2. RV Park Expansion. The existing camper park south of San Luis Obispo Creek is not to be expanded into the creek floodplain. (LCP)
3. Sycamore Hot Springs - Development Standards. Expansion of existing facilities is to occur in accordance with the approved Development Plan, with no development north of Avila Road. (LCP)

Avila Road. The following standards apply to land bounded by San Luis Obispo Creek on the north, San Luis Bay Drive on the west, Ontario Road on the east and Avila Road on the south. (LCP)

4. Limitation on Use. Uses are limited to those uses allowed in the Open Space land use category with the addition of uses contained in the definition of participant sports and active recreation. (LCP)
5. Permit Requirement. Development Plan approval is required for all uses. (LCP)
6. Flood Protection. Structural uses are to be protected from flooding or clustered on contiguous parcels under the same ownership. (LCP)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

RURAL LANDS: The following standards apply only to lands within the Rural Lands land use category.

1. Permit Requirement. Development Plan approval is required for all uses adjacent to Avila Road or Cave Landing Road. (LCP)
2. Open Space Preservation. New development proposals are to include provisions for guaranteeing preservation of the steep wooded slopes south of Avila Road extending to Ontario Ridge. Guarantees of open space preservation may be in the form of agreements, easements, contracts or other appropriate instrument, provided that such guarantee is not to grant public access unless desired by the property owner. (LCP)
3. Limitation on Use. Uses allowed by Coastal Table 0, Part 1 of the Land Use Element shall be limited to: agricultural accessory structures; animal raising and keeping; crop production and grazing; nursery specialties; specialized animal facilities; residential accessory uses; single family dwellings; temporary dwellings; accessory storage; pipelines and power transmission; rural sports and group activities; coastal accessways; and water wells and impoundment. (LCP)

PIRATES COVE (CAVE LANDING)

The following standards apply only to the Pirates Cove area (see Figure 2) to the land use categories or specific areas listed. (LCP)

RESIDENTIAL RURAL: The following standards apply only to lands within the Residential Rural land use category.

Mallagh Landing.

1. Permit Requirement. Development plan approval is required for all uses to include the following: (LCP)
 - a. Residential clusters shall be identified in accordance with the sections of the Coastal Zone Land Use Ordinance which identifies cluster densities. At such time as the county adopts a Planned Unit Development (PUD) ordinance, the residential clusters shall be identified in accordance with the PUD ordinance. (LCP)
 - b. Site selection for the residential clusters totalling 17 units shall be located adjacent to Pismo Beach where the extension of urban services would be appropriate. (LCP)
 - c. A preliminary archaeological survey shall be required. Mitigation measures and residential site selection shall emphasize the protection of known archaeological sites. (LCP)
 - d. A geologic report shall be required to indicate areas of landslide risk, bluff erosion, or where engineered foundations may be required. The residential clusters should be located consistent with these identified geologic concerns. (LCP)
 - e. Appropriate methods for ensuring public access and recreational use of Pirates Cove and the adjacent bluff top shall be identified. (A detailed discussion of public access standards, see Land Use Element combining designation in Chapter 7 of this document.) (LCP)

SAN LUIS BAY ESTATES

The following standards apply only to lands within the San Luis Bay Estates project (see Figure 2), to the land use categories or specific areas listed. (LCP)

AREAWIDE: The following standards apply to lands within the San Luis Bay Estates project which are not limited to a single land use category.

1. Permit Requirement - Master Plan. An amendment to the approved Master Development Plan for the entire property is to be prepared for the portions of the site within the coastal zone, for county review and approval prior to further development within the coastal zone. The Master Development Plan is to include any regulations, conditions and programs needed to implement each element of the county general plan as applicable to the site, and also the following: (LCP)
 - a. The location of housing, business, open space, agriculture, recreation facilities, educational facilities, churches and related religious facilities, public buildings and grounds, solid and liquid waste disposal facilities; height, bulk and setback limits for such buildings and facilities, including the location of areas such as flood plains and excessively steep or unstable terrain where no building is to occur. (LCP)
 - b. The location and extent of existing and proposed streets and roads, proposed widths and standards for construction and maintenance, and the location and standards of construction, maintenance and use of all other transportation facilities, public or private. (LCP)
 - c. Standards for population and building density including lot size, construction types, and provisions for water supply, sewage disposal, storm drainage and solid waste disposal. (LCP)
 - d. Standards for conservation, development, and utilization of natural resources, including underground and surface waters, vegetation and soils, creeks and streams, fish and wildlife resources. Such standards should include measures for flood control, prevention and control of surface water pollution, land use regulation in stream channels and other areas which may have a significant effect on fish, wildlife and other natural resources of the area, control of soil erosion caused by construction, and the protection of watershed areas. (LCP)
 - e. The location of areas of greatest biological significance shall be identified by a qualified biologist. Uses proposed in the master plan shall be sited consistent with protection of such identified habitat areas. (LCP)

- f. All public agencies carrying out or supporting activities outside the Coastal Zone in the Avila area that could have a direct impact on the resources within the coastal zone shall consider the effect of such actions on coastal zone resources in order to assure that Coastal Act policies are achieved. (LCP)
- g. At such time that the county adopts a PUD ordinance, new residential clusters located within the coastal zone shall be developed to those specifications. In the interim, the cluster division provisions in the Coastal Zone Land Use Ordinance shall be used. (LCP)
2. Density Limitation. Net residential density for the entire project area is to be within the range of the Residential Suburban land use category, not to exceed one dwelling unit per acre. (LCP)
3. Lot Sales. All sales programs are to be administered from the project sales office in the commercial village. (LCP)
4. Open Space Preservation. Approval of an application for land division, Site Plan or Development Plan approval is contingent upon the applicant executing an agreement with the county to maintain portions of the site not proposed for development in open space use. Guarantees of open space preservation are to be in the form of agreements, easements, contracts or other appropriate instrument. (LCP)
5. Site Planning. New development is to utilize the cluster division provisions of the Coastal Zone Land Use Ordinance. (LCP)

OPEN SPACE: The following standards apply only to lands within the Open Space land use category.

1. Density Calculations. The parcel lying southerly of Avila Road is to be included in overall project density calculations to determine the required open space acreage for the entire project under the cluster division provisions of the Coastal Zone Land Use Ordinance. (LCP)

RECREATION: The following standards apply only to lands within the Recreation land use category.

1. Limitation on Use. Principal permitted uses are limited to: eating and drinking places (not including drive-in restaurants, fast food and refreshment stands); food and beverage retail

sales (limited to tourist-oriented supplies); and hotels and motels. Non-principal permitted uses are limited to: amusement and recreational services coastal accessways; rural sports and group facilities (excluding equestrian exhibition facilities); participant sports and active recreation; temporary events; caretaker residence; public safety facilities; accessory storage; pipelines and power transmission; and water wells and impoundment. (This is a visitor-serving priority area.) (LCP)

2. Floodplains. Existing natural floodplain areas are to be preserved in their natural state. (LCP)
3. Location Criteria. Active recreation uses are to be confined to the area of the existing 18-hole golf course, tennis facilities and hotel. (LCP)
4. Trails. New residential and commercial development is to be accompanied by construction of trails adjacent to San Luis Obispo Creek connecting the Avila Valley and Avila Beach recreation areas. (LCP)

RESIDENTIAL SUBURBAN: The following standards apply only to lands within the Residential Suburban land use category.

1. Limitation on Use. Uses allowed by Coastal Table 0, Part I of the Land Use Element as within the residential clusters are limited to: home occupations; residential accessory uses; single family dwellings; temporary dwellings; public safety facilities; public utility centers; participant sports and active recreation (limited to incidental neighborhood recreation facilities); pipelines and power transmission; accessory storage; coastal accessways; and water wells and impoundment. The range of uses allowed within the coastal zone portions of the property is to be further refined through preparation of the project master development plan, so that uses will be compatible with the character of each cluster. (LCP)
2. Permit Requirement. After adoption of the project master plan, Development Plan approval is required for each proposed residential cluster. The Development Plan shall reflect areas designated as biologically significant by a qualified biologist. Application materials submitted are to include details of siting, grading, structure locations, circulation within the cluster and connection to the overall circulation system. (LCP)

3. Site Area. Where dwellings are to be built as multi-family units, the minimum area of buildable lots may be as small as 2,500 square feet. (LCP)
4. Recreational Facilities. Residential clusters may include incidental neighborhood recreational facilities. (LCP)

E. GROVER CITY URBAN AREA STANDARDS

The following standards apply within the Grover City urban reserve line (but outside the city limits) to the land use categories or specific areas listed. (LCP)

RESIDENTIAL SINGLE FAMILY: The following standards apply only to lands within the Residential Single Family land use category.

1. Annexation Required. The area north of The Pike and east of the existing city limits is to be annexed to Grover City prior to approval of any development requiring extension of city services. (LCP)

F. OCEANO URBAN AREA STANDARDS

The following standards apply within the Oceano urban reserve line to the land use categories or specific areas listed. (LCP)

COMBINING DESIGNATIONS: The following standards apply only to lands in the Airport Review (AR), Flood Hazard (FH) and Sensitive Resource Area (SRA) combining designations, as listed below.

Airport Review Area (AR)

1. Limitation on Uses Within Airport Review Area. Allowable uses are limited to those designated as "compatible" or "conditionally approvable" by the adopted Oceano County Airport Land Use Plan. (LCP)
2. Development Standards - Airport Site. New developments on the county-owned portions of the site of the Oceano County Airport shall be consistent with the adopted Airport Development Plan and shall comply with all applicable provisions of the airport lease site standards. (LCP)
3. Development Standards - Private Lands. All permit applications for sites within the boundary of the adopted Oceano County Airport Land Use Plan are subject to the development standards set forth in that plan. (LCP)

Sensitive Resource Area (SRA)

Oceano Lagoon (SRA)

4. Permit Requirement. All uses shall require Site Plan approval unless Development Plan approval is required by the Coastal Zone Land Use Ordinance. The site shall be surveyed by a qualified biologist to determine the extent of the wetlands and riparian vegetation on site or on surrounding parcels and to recommend necessary mitigations including minimum setbacks, site restoration, etc. Setbacks shall be a minimum of 25 feet from the established wetlands or riparian vegetation. (LCP)
5. Limitation on Use. Development within Oceano Lagoon is prohibited. Any lagoon maintenance program to support continued capacity shall also preserve the lagoon in a natural state, including the parcel transferred from the county to the South San Luis Obispo County Sanitation District. (LCP)

COMMERCIAL RETAIL: The following standards apply only to lands within the Commercial Retail land use category.

1. Limitation on Use - Oceano Beach. Uses allowed by Coastal Table 0, Part I of the Land Use Element may be permitted in the Oceano Beach area (see Figure 2) except: schools; auto, mobilehome and vehicle dealers and supplies (except as otherwise allowed by standard number 3); building materials and hardware; furniture; home furnishings and equipment; mail order and vending; and vehicle storage. (LCP)
2. Front Setbacks - Oceano Beach. No front setbacks are required. (LCP)

West of Strand Way. The following standards apply to the Commercial Retail Land Use Category located west of Strand Way.

3. Limitation on Use. Uses identified as allowable and not allowable in standard number 1 above apply except that retail dealerships and servicing of new all-terrain vehicles (ATV's) and storage yards and sales lots may also be permitted. (LCP)
4. Permit Requirement. Development Plan approval is required for dealers of new all-terrain vehicles (ATV's) with consideration to be given to minimizing test driving in the vicinity, to limiting the hours of operation, to enclosing outdoor display areas with solid fencing, and to providing areas of adaptive landscaping where it is required. (LCP)

COMMERCIAL SERVICE. The following standards apply only to lands within the Commercial Service land use category.

1. Limitation on Use. Uses allowed by Coastal Table 0, Part I of the Land Use Element may be permitted except: drive-in theaters; marinas; hotels and motels; marine terminals and piers. (LCP)

INDUSTRIAL: The following standards apply only to lands within the Industrial land use category.

1. Limitation on Use. Uses allowed by Coastal Table 0, Part I of the Land Use Element may be permitted except: drive-in theaters; petroleum refining and related industries; petroleum extraction; airfields and landing strips; marine terminals and piers. (LCP)

Southwest Corner of Breaker and 15th Streets. Standard 2 applies only to the site in the Industrial land use category at the southwest corner of Breaker and 15th streets. (LCP)

2. Limitation on Use. Allowable use is limited to recreational vehicle storage subject to Development Plan approval, as required by Ordinance 1658. (LCP)

RECREATION: The following standards apply only to lands within the Recreation land use category.

1. Limitation on Use. Allowable uses in the area between Highway 1 and the railroad right-of-way are limited to recreational vehicle parks in accordance with Ordinance 1215. (LCP)

RESIDENTIAL MULTI-FAMILY: The following standards apply only to lands within the Residential Multi-Family land use category.

Oceano Beach. Standards 1 through 3 apply only to the Residential Multi-Family land use category located in the Oceano Beach area (see Figure 2). (LCP)

1. Limitation on Use. Uses allowed by Coastal Table O, Part I of the Land Use Element may be permitted except: nursing and personal care; residential care; mobilehome developments; personal services; and health care services. (LCP)
2. Front Setback. The minimum front setback is to be 14 feet for all buildings on the west side of Strand Way between Pier and Brooks Avenues. (LCP)
3. Height. Structures shall not exceed 25 feet. (LCP)

G. PISMO BEACH URBAN AREA STANDARDS

The following standards apply within the city of Pismo Beach urban reserve line (but outside the city limits) to the land use categories or specific areas listed. (LCP)

AGRICULTURE: The following standards apply only to lands within the
Agriculture land use category.








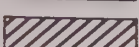

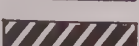



1. Location Criteria. Any proposed development is to be located on slopes less than 30 percent below the 200 foot contour. No development is permitted above this elevation. (LCP)
2. Grading. No grading shall be permitted on slopes in excess of 30% except as provided in the Coastal Zone Land Use Ordinance. (LCP)

341k/1578k2
12/29/87








LEGEND

LAND USE CATEGORIES

-  AGRICULTURE
-  RURAL LANDS
-  RECREATION
-  RESIDENTIAL RURAL
-  RESIDENTIAL SUBURBAN
-  RESIDENTIAL SINGLE FAMILY
-  RESIDENTIAL MULTIPLE FAMILY
-  OFFICE & PROFESSIONAL
-  COMMERCIAL RETAIL
-  COMMERCIAL SERVICE
-  INDUSTRIAL
-  PUBLIC FACILITIES
-  OPEN SPACE

BOUNDARIES

-  URBAN RESERVE LINE (URL)
-  URBAN SERVICES LINE (USL)
-  VILLAGE RESERVE LINE (VRL)
-  PLANNING AREA
-  CENTRAL BUSINESS DISTRICT

SCALE



NORTH



NOTE:

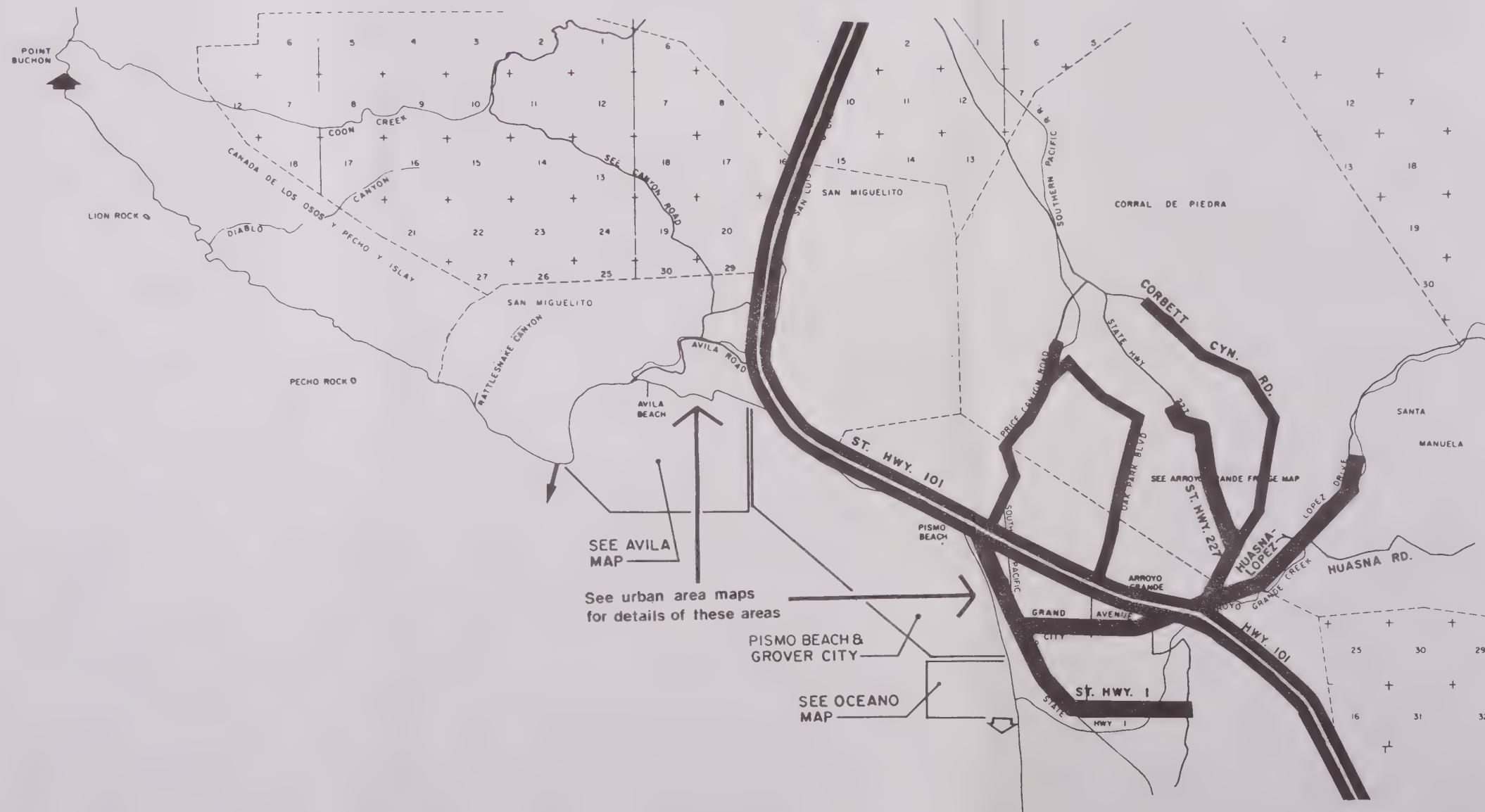
This map is for reference purposes only. Official maps, showing precise property lines and land use category boundaries, are on file in the Planning Department.

THIS MAP APPLIES ONLY TO AREAS
WITHIN THE LCP AREA

SAN LUIS BAY

LAND USE CATEGORIES

San Luis Obispo County Planning Department
Revised: 1-4-88



THIS MAP APPLIES ONLY TO AREAS
WITHIN THE LCP AREA

LEGEND

CIRCULATION

| EXISTING | PROPOSED | |
|----------|----------|--------------------|
| | | PRINCIPAL ARTERIAL |
| | | ARTERIAL |
| | | COLLECTOR |
| | | INTERCHANGE |

SCALE

NORTH



NOTE:

This map is for reference purposes only. Official maps, showing precise property lines and land use category boundaries, are on file in the Planning Department.

COASTAL ACCESS

EXISTING

| | |
|----|--------------------------|
| | VERTICAL ACCESS |
| | SHORELINE LATERAL ACCESS |
| | BLUFFTOP LATERAL ACCESS |
| VP | VISTA POINT |

PROPOSED

| | |
|------|--------------------------|
| | VERTICAL ACCESS |
| | SHORELINE LATERAL ACCESS |
| | BLUFFTOP LATERAL ACCESS |
| [VP] | VISTA POINT |

NOTE:

Arrows are for planning purposes only and do not mean that legal or physical access exists.

SAN LUIS BAY

CIRCULATION

San Luis Obispo County Planning Department
Revised: 8-12-87



THIS MAP APPLIES ONLY TO AREAS
WITHIN THE LCP AREA

NOTE:

This map is for reference purposes only. Official maps, showing precise property lines and land use category boundaries, are on file in the Planning Department.

LEGEND

COMBINING DESIGNATIONS

| | | |
|--|----------|----------------------------------|
| | AR | AIRPORT REVIEW |
| | ARCH-SEN | ARCHAEOLOGICALLY SENSITIVE AREAS |
| | GS | GEOLOGIC STUDY AREA |
| | FH | FLOOD HAZARD |
| | H | HISTORIC |
| | EX | ENERGY & EXTRACTIVE AREA |
| | LCP | LOCAL COASTAL PLAN |
| | V | VISITOR SERVING AREA |
| | SRA | SENSITIVE RESOURCE AREA |

PROPOSED PUBLIC FACILITIES

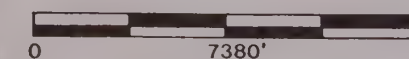
| | | |
|--|-----|--|
| | HS | HIGH SCHOOL |
| | JHS | JR. HIGH SCHOOL |
| | E | ELEMENTARY SCHOOL |
| | | PARK |
| | | POLICE OR PUBLIC SAFETY FACILITY STATION |
| | WT | WATER TREATMENT FACILITIES |
| | ST | SEWAGE TREATMENT FACILITIES |
| | SW | SOLID WASTE FACILITIES |
| | GF | GOVERNMENT FACILITY |
| | L | LIBRARY |

SENSITIVE RESOURCE AREAS THAT ARE ALSO ENVIRONMENTALLY SENSITIVE HABITATS

| | | |
|--|----|---|
| | TH | TERRESTRIAL HABITATS |
| | | COASTAL STREAMS AND RIPARIAN VEGETATION |
| | | WETLANDS |
| | | MARINE HABITAT |

SCALE

NORTH



SAN LUIS BAY

MAP 1 of 2

COMBINING DESIGNATIONS

San Luis Obispo County Planning Department
Revised: 1-4-88



THIS MAP APPLIES ONLY TO AREAS
WITHIN THE LCP AREA

NOTE:

This map is for reference purposes only. Official maps, showing precise property lines and land use category boundaries, are on file in the Planning Department.

LEGEND

COMBINING DESIGNATIONS

| | | |
|--|----------|----------------------------------|
| | AR | AIRPORT REVIEW |
| | ARCH-SEN | ARCHAEOLOGICALLY SENSITIVE AREAS |
| | GS | GEOLOGIC STUDY AREA |
| | FH | FLOOD HAZARD |
| | H | HISTORIC |
| | EX | ENERGY & EXTRACTIVE AREA |
| | LCP | LOCAL COASTAL PLAN |
| | V | VISITOR SERVING AREA |
| | SRA | SENSITIVE RESOURCE AREA |

PROPOSED PUBLIC FACILITIES

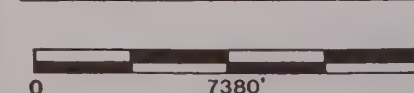
| | | |
|--|-----|--|
| | HS | HIGH SCHOOL |
| | JHS | JR. HIGH SCHOOL |
| | E | ELEMENTARY SCHOOL |
| | | PARK |
| | | POLICE OR PUBLIC SAFETY FACILITY STATION |
| | WT | WATER TREATMENT FACILITIES |
| | ST | SEWAGE TREATMENT FACILITIES |
| | SW | SOLID WASTE FACILITIES |
| | GF | GOVERNMENT FACILITY |
| | L | LIBRARY |

SENSITIVE RESOURCE AREAS THAT ARE ALSO ENVIRONMENTALLY SENSITIVE HABITATS

| | | |
|--|----|---|
| | TH | TERRESTRIAL HABITATS |
| | CS | COASTAL STREAMS AND RIPARIAN VEGETATION |
| | W | WETLANDS |
| | * | MARINE HABITAT |

SCALE

NORTH

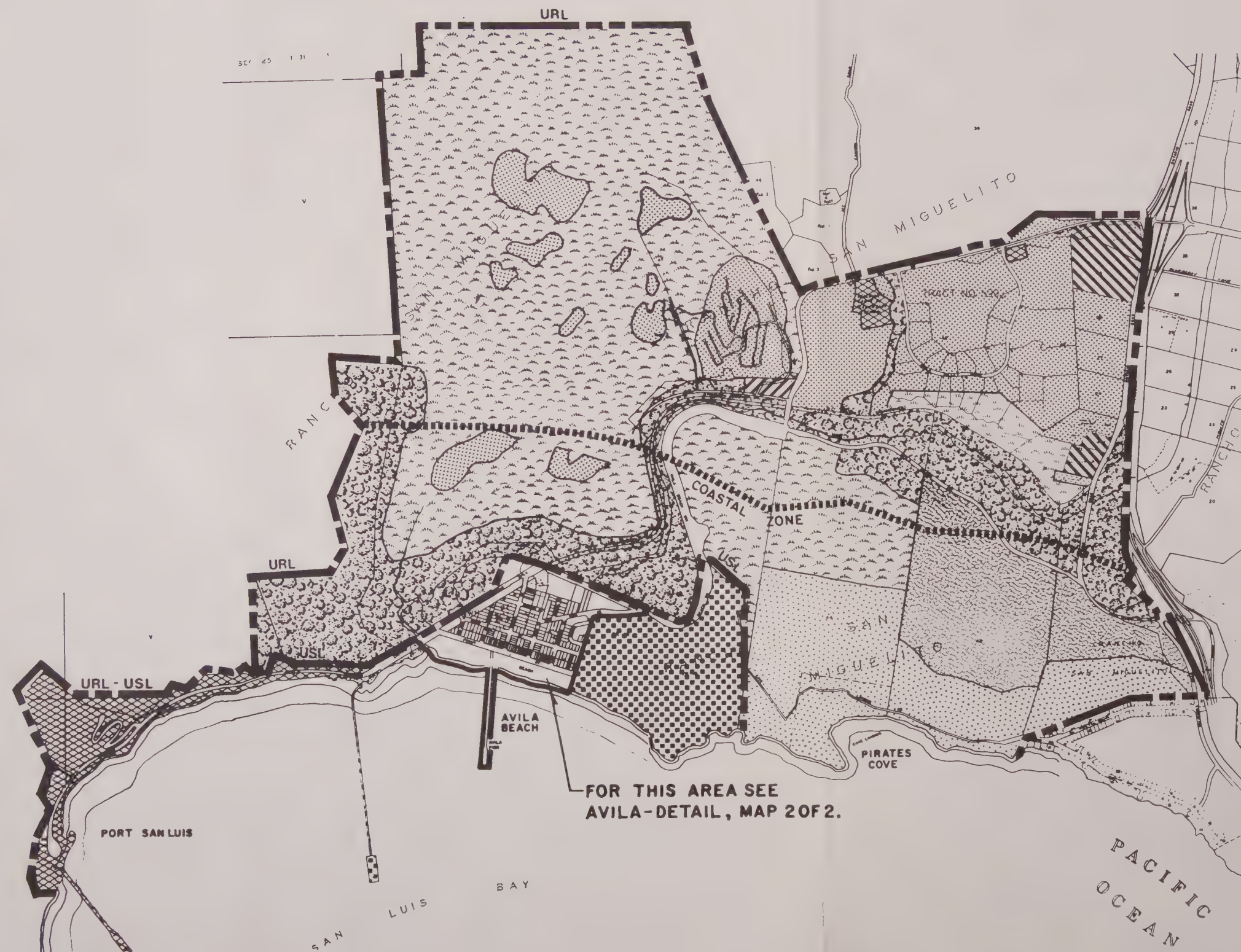


SAN LUIS BAY

MAP 2 of 2

COMBINING DESIGNATIONS

San Luis Obispo County Planning Department
Revised: 1-4-88



THIS MAP APPLIES ONLY TO AREAS
WITHIN THE LCP AREA

LEGEND

LAND USE CATEGORIES

| | |
|--|-----------------------------|
| | AGRICULTURE |
| | RURAL LANDS |
| | RECREATION |
| | RESIDENTIAL RURAL |
| | RESIDENTIAL SUBURBAN |
| | RESIDENTIAL SINGLE FAMILY |
| | RESIDENTIAL MULTIPLE FAMILY |
| | OFFICE & PROFESSIONAL |
| | COMMERCIAL RETAIL |
| | COMMERCIAL SERVICE |
| | INDUSTRIAL |
| | PUBLIC FACILITIES |
| | OPEN SPACE |

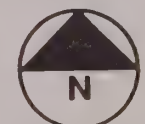
BOUNDARIES

| | |
|--|----------------------------|
| | URBAN RESERVE LINE (URL) |
| | URBAN SERVICES LINE (USL) |
| | VILLAGE RESERVE LINE (VRL) |
| | PLANNING AREA |
| | CENTRAL BUSINESS DISTRICT |

SCALE



NORTH



NOTE:

This map is for reference purposes only. Official maps, showing precise property lines and land use category boundaries, are on file in the Planning Department.

AVILA

MAP 1 OF 2









LAND USE CATEGORIES

San Luis Obispo County Planning Department
Revised: 1.4.88



LEGEND

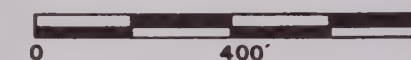
LAND USE CATEGORIES

-  AGRICULTURE
-  RURAL LANDS
-  RECREATION
-  RESIDENTIAL RURAL
-  RESIDENTIAL SUBURBAN
-  RESIDENTIAL SINGLE FAMILY
-  RESIDENTIAL MULTIPLE FAMILY
-  OFFICE & PROFESSIONAL
-  COMMERCIAL RETAIL
-  COMMERCIAL SERVICE
-  INDUSTRIAL
-  PUBLIC FACILITIES
-  OPEN SPACE

BOUNDARIES

-  URBAN RESERVE LINE (URL)
-  URBAN SERVICES LINE (USL)
-  VILLAGE RESERVE LINE (VRL)
-  PLANNING AREA
-  CENTRAL BUSINESS DISTRICT

SCALE



NORTH



NOTE:

This map is for reference purposes only. Official maps, showing precise property lines and land use category boundaries, are on file in the Planning Department.

AVILA - DETAIL

LAND USE CATEGORIES MAP 2 OF 2

San Luis Obispo County Planning Department
Revised:



THIS MAP APPLIES ONLY TO AREAS
WITHIN THE LCP AREA

LEGEND

CIRCULATION

EXISTING PROPOSED

| | | |
|--|--|--------------------|
| | | PRINCIPAL ARTERIAL |
| | | ARTERIAL |
| | | COLLECTOR |
| | | INTERCHANGE |

SCALE

NORTH



NOTE:

This map is for reference purposes only. Official maps, showing precise property lines and land use category boundaries, are on file in the Planning Department.

COASTAL ACCESS

EXISTING

| | |
|----|--------------------------|
| | VERTICAL ACCESS |
| | SHORELINE LATERAL ACCESS |
| | BLUFFTOP LATERAL ACCESS |
| VP | VISTA POINT |

PROPOSED

| | |
|------|--------------------------|
| | VERTICAL ACCESS |
| | SHORELINE LATERAL ACCESS |
| | BLUFFTOP LATERAL ACCESS |
| [VP] | VISTA POINT |

NOTE:

Arrows are for planning purposes only and do not mean that legal or physical access exists.

AVILA

CIRCULATION

San Luis Obispo County Planning Department
Revised: 8-12-87



THIS MAP APPLIES ONLY TO AREAS
WITHIN THE LCP AREA

NOTE:
This map is for reference purposes only. Official maps,
showing precise property lines and land use category
boundaries, are on file in the Planning Department.

LEGEND

COMBINING DESIGNATIONS

| | | |
|--|----------|----------------------------------|
| | AR | AIRPORT REVIEW |
| | ARCH-SEN | ARCHAEOLOGICALLY SENSITIVE AREAS |
| | GS | GEOLOGIC STUDY AREA |
| | FH | FLOOD HAZARD |
| | H | HISTORIC |
| | EX | ENERGY & EXTRACTIVE AREA |
| | LCP | LOCAL COASTAL PLAN |
| | V | VISITOR SERVING AREA |
| | SRA | SENSITIVE RESOURCE AREA |

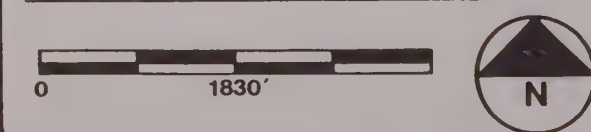
PROPOSED PUBLIC FACILITIES

| | | |
|--|-----|--|
| | HS | HIGH SCHOOL |
| | JHS | JR. HIGH SCHOOL |
| | E | ELEMENTARY SCHOOL |
| | | PARK |
| | | POLICE OR PUBLIC SAFETY FACILITY STATION |
| | WT | WATER TREATMENT FACILITIES |
| | ST | SEWAGE TREATMENT FACILITIES |
| | SW | SOLID WASTE FACILITIES |
| | GF | GOVERNMENT FACILITY |
| | L | LIBRARY |

SENSITIVE RESOURCE AREAS THAT ARE ALSO ENVIRONMENTALLY SENSITIVE HABITATS

| | | |
|--|----|---|
| | TH | TERRESTRIAL HABITATS |
| | | COASTAL STREAMS AND RIPARIAN VEGETATION |
| | | WETLANDS |
| | * | MARINE HABITAT |

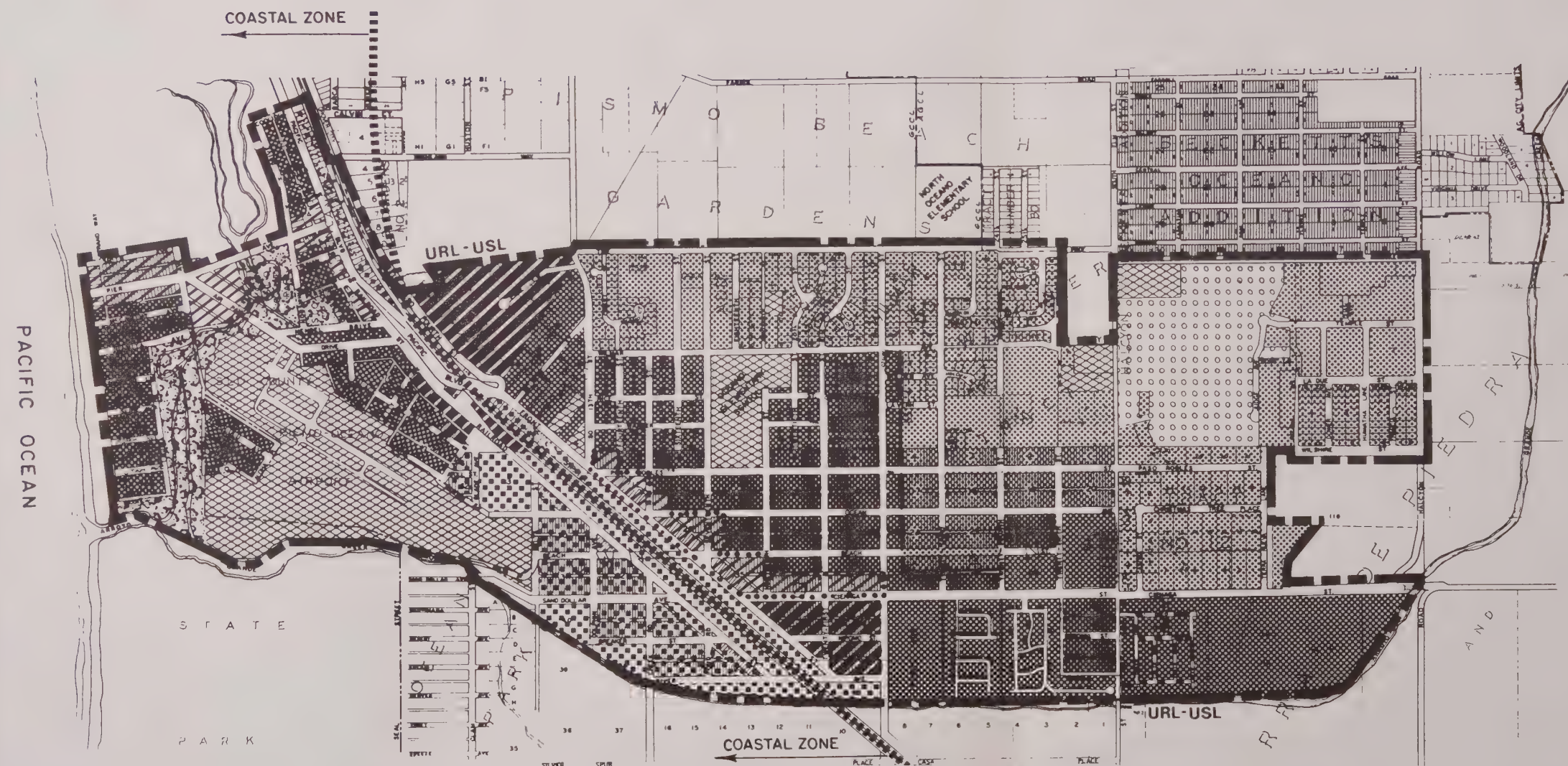
SCALE NORTH



AVILA

COMBINING DESIGNATIONS

San Luis Obispo County Planning Department
Revised: 1-4-88



THIS MAP APPLIES ONLY TO AREAS
WITHIN THE LCP AREA

LEGEND

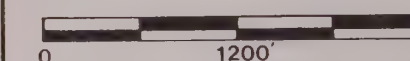
LAND USE CATEGORIES

| | |
|--|-----------------------------|
| | AGRICULTURE |
| | RURAL LANDS |
| | RECREATION |
| | RESIDENTIAL RURAL |
| | RESIDENTIAL SUBURBAN |
| | RESIDENTIAL SINGLE FAMILY |
| | RESIDENTIAL MULTIPLE FAMILY |
| | OFFICE & PROFESSIONAL |
| | COMMERCIAL RETAIL |
| | COMMERCIAL SERVICE |
| | INDUSTRIAL |
| | PUBLIC FACILITIES |
| | OPEN SPACE |

BOUNDARIES

| | |
|--|----------------------------|
| | URBAN RESERVE LINE (URL) |
| | URBAN SERVICES LINE (USL) |
| | VILLAGE RESERVE LINE (VRL) |
| | PLANNING AREA |
| | CENTRAL BUSINESS DISTRICT |

SCALE



NORTH



NOTE:

This map is for reference purposes only. Official maps, showing precise property lines and land use category boundaries, are on file in the Planning Department.

OCEANO

LAND USE CATEGORIES

San Luis Obispo County Planning Department
Revised: 1-4-88



THIS MAP APPLIES ONLY TO AREAS
WITHIN THE LCP AREA

LEGEND

CIRCULATION

EXISTING PROPOSED

PRINCIPAL ARTERIAL

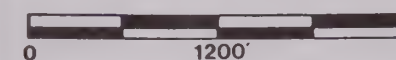
ARTERIAL

COLLECTOR

INTERCHANGE

SCALE

NORTH



NOTE:

This map is for reference purposes only. Official maps, showing precise property lines and land use category boundaries, are on file in the Planning Department.

COASTAL ACCESS

EXISTING

VERTICAL ACCESS

SHORELINE LATERAL ACCESS

BLUFFTOP LATERAL ACCESS

VP VISTA POINT

PROPOSED

VERTICAL ACCESS

SHORELINE LATERAL ACCESS

BLUFFTOP LATERAL ACCESS

[VP] VISTA POINT

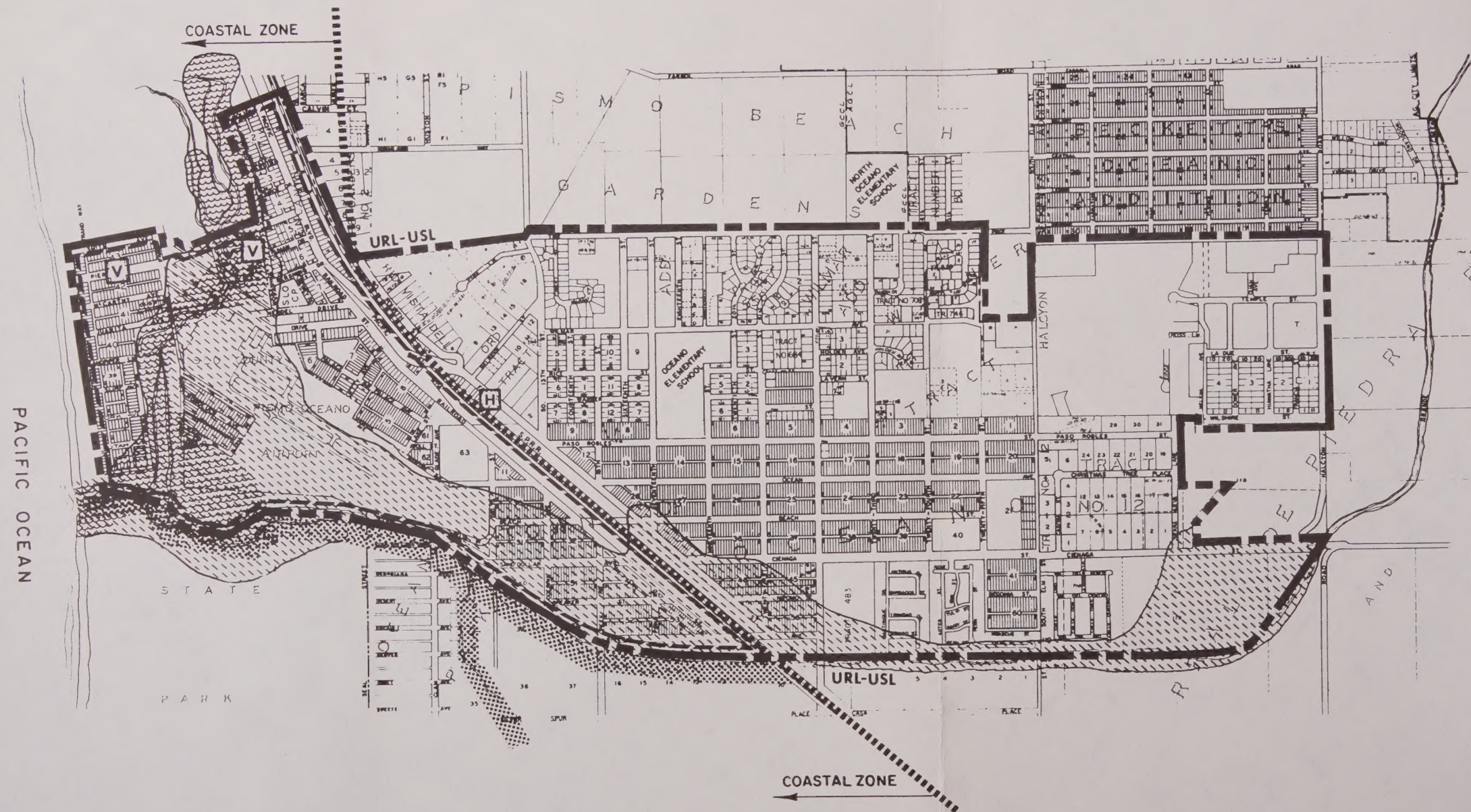
NOTE:

Arrows are for planning purposes only and do not mean that legal or physical access exists.

OCEANO

CIRCULATION

San Luis Obispo County Planning Department
Revised: 8-12-87



NOTE: THIS ENTIRE MAP IS WITHIN THE AIRPORT REVIEW AREA.

ALL AREAS WEST OF HWY. ONE ARE IN THE ARCHAEOLOGICALLY SENSITIVE AREA.

NOTE:

This map is for reference purposes only. Official maps, showing precise property lines and land use category boundaries, are on file in the Planning Department.

THIS MAP APPLIES ONLY TO AREAS WITHIN THE LCP AREA

LEGEND

COMBINING DESIGNATIONS

| | | |
|--|----------|----------------------------------|
| | AR | AIRPORT REVIEW |
| | ARCH-SEN | ARCHAEOLOGICALLY SENSITIVE AREAS |
| | GS | GEOLOGIC STUDY AREA |
| | FH | FLOOD HAZARD |
| | H | HISTORIC |
| | EX | ENERGY & EXTRACTIVE AREA |
| | LCP | LOCAL COASTAL PLAN |
| | V | VISITOR SERVING AREA |
| | SRA | SENSITIVE RESOURCE AREA |

PROPOSED PUBLIC FACILITIES

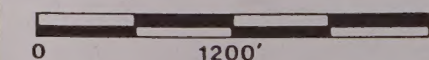
| | | |
|--|-----|--|
| | HS | HIGH SCHOOL |
| | JHS | JR. HIGH SCHOOL |
| | E | ELEMENTARY SCHOOL |
| | | PARK |
| | | POLICE OR PUBLIC SAFETY FACILITY STATION |
| | WT | WATER TREATMENT FACILITIES |
| | ST | SEWAGE TREATMENT FACILITIES |
| | SW | SOLID WASTE FACILITIES |
| | GF | GOVERNMENT FACILITY |
| | L | LIBRARY |

SENSITIVE RESOURCE AREAS THAT ARE ALSO ENVIRONMENTALLY SENSITIVE HABITATS

| | | |
|--|----|---|
| | TH | TERRESTRIAL HABITATS |
| | CS | COASTAL STREAMS AND RIPARIAN VEGETATION |
| | W | WETLANDS |
| | | MARINE HABITAT |

SCALE

NORTH



OCEANO

COMBINING DESIGNATIONS

San Luis Obispo County Planning Department
Revised: 1-4-88

U.C. BERKELEY LIBRARIES



C124904128

